

## Danbury Neighbourhood Plan

### Assessment of selected sites against the Plan Objectives

The Sites selected must be assessed against the Objectives of the draft Neighbourhood Plan. Draft Appraisal Criteria and Thresholds have been developed for this purpose.

The Chelmsford Local Plan used Wood Environment & Infrastructure Solutions (Wood), formerly Amec Foster Wheeler) to undertake Sustainability Assessments of the Site Allocations and Alternatives and also the Policies within the Local Plan. This includes Danbury Growth Site 9 in their assessment. The assessment against the draft Danbury Neighbourhood Plan Objectives will use the Wood criteria.

The Site Options Assessments performed by AECOM for the draft Plan use a methodology which is slightly different to that used by Wood, however no conflict in the results has been identified.

This paper contains:

- Appraisal Criteria and Thresholds for RAF rating
- Assessment of each selected Site.

The Criteria and Thresholds agreed at a Steering Group meeting on 16<sup>th</sup> December 2019. Only one change is proposed to Transport and Movement – Impact on the highway network. This change requires agreement by the Steering Group.

16/12/2022

## NP Objectives Assessment

	Green	Amber	Red
<b>Heritage</b>			
To conserve and enhance the historic environment, cultural heritage, character and setting	Unlikely to affect heritage assets or their settings	May have an adverse effect on designated heritage assets and/or their settings which can be mitigated	May have a significant adverse effect on a designated heritage assets or their settings which cannot be mitigated
<b>Environment</b>			
Proximity to: - statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); - local nature conservation designations (Local Nature Reserve, County Wildlife Site)	No designations affecting site	Within 100m of a locally designated/Within 500m from an international/national site	Within 100m of a statutory designated site
Presence of protected species. Presence of BAP habitats and species	Does not contain protected species/BAP priority habitats and species	Within 100m of protected species/BAP priority habitats and species which can be mitigated	Contains protected species/BAP priority habitats and species which cannot be mitigated
Green infrastructure provision. Enhancement of habitats and species	Development would not affect green infrastructure provision	Development would not adversely affect green infrastructure provision	Development would have a significant adverse effect the green infrastructure network
Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2, 3 or 3A and 4))	Mixed greenfield/brownfield land or Agricultural Land Grade 4	Agricultural Land Grade 3 or 3A	Agricultural Land Grade 1 or 2
Soil contamination	Not affect the contamination of land/soils	Could be affected by existing contaminated land	Would result in the contamination of land/soils
Proximity to waterbodies	In excess of 50m of a waterbody	Within 10-50m of a waterbody	Within 10m of a waterbody
Requirement for new or upgraded water management infrastructure	No requirement to upgrade water management infrastructure	N/A	Requirement to upgrade water management infrastructure
Presence of Environment Agency Flood Zones	Within Flood Zone 1	Within Flood Zone 2	Within Flood Zone 3
Proximity to Danbury Quality Management Areas (AQMA)	In excess of 500m from the AQMA	Within 500m of the AQMA	Within the AQMA
Development in Minerals Safeguarding Areas	Excluded from Minerals consultation as under 5ha of unconstrained land within the Minerals Safeguarding Area	Over 5ha of unconstrained land within the Minerals Safeguarding Area and consultation required	Essex CC decion is likely to strongly resist development
<b>Transport &amp; Movement</b>			
Site Access	Has satisfactory highway access	Suitable access could be provided	Suitable access could not be provided
Impact on the highway network	Access from a Priority 1 road	Access from a Priority 2 road	Access from a Local or Private road
Access to bus stops, railway stations or park and ride facility	Within 400m walking distance of all services	Within 400m or more of one or more services	In excess of 400m from all services
<b>Recreation &amp; Leisure</b>			
Access to recreational facilities and open spaces	Within 800m walking distance of Eves Corner/Dawson Field	More than 800m walking distance of Eves Corner/Dawson Field but within 600m of an open space	More than 800m of any facilities or more than 600m of an open space
Provision/loss of recreational facilities and open spaces	Development would provide additional recreational facilities or open space	Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities	Development would result in the loss of key services and facilities without their replacement
<b>Amenities</b>			
Walking distance to key services including: - GP surgeries - Primary schools - Post Office - Supermarkets	Within 800m walking distance of all services	Within 800m of one or more key services and/or within 400m of public transport	More than 800m of any key service
<b>Business &amp; Economy</b>			
Provision of employment	No loss of employment	Loss - Size of development 0.1ha to 0.99ha	Loss - Size of development 1ha or more
Impact on schools etc.	Development would not affect educational establishments or would contribute to the provision of additional services	Development would not contribute to the provision of additional educational facilities but would increase pressure on existing educational facilities	Development would result in the loss of an existing educational establishment/building without replacement provision elsewhere

## D5 NP Objectives Assessment

	Assessment	Threshold	Comment
<b>Heritage</b>			
To conserve and enhance the historic environment, cultural heritage, character and setting	Amber	May have an adverse effect on designated heritage assets and/or their settings which can be mitigated	There are 5 Grade 2 buildings within 500m of the site all over 100m. The nearest is Garlands Farmhouse 289m.
<b>Environment</b>			
Proximity to: - statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); - local nature conservation designations (Local Nature Reserve, County Wildlife Site)	Amber	Within 100m of a locally designated/Within 500m from an international/national site	Woodham Walter Common SSSI and Danbury Common are both within 500m of the site.
Presence of protected species. Presence of BAP habitats and species	Amber	Contains protected species/BAP priority habitats and species	Badger Setts were seen within 100m on site D4
Green infrastructure provision. Enhancement of habitats and species	Amber	Development would not adversely affect green infrastructure provision	
Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2, 3 or 3A and 4))	Red	Agricultural Land Grade 1 or 2	Land is a mixture of Grade 2 and Grade 4
Soil contamination	Green	Not affect the contamination of land/soils	Development would not affect the contamination of land/soils.
Proximity to waterbodies	Green	In excess of 50m of a waterbody	In excess of 50m of a waterbody.
Requirement for new or upgraded water management infrastructure	Green	No requirement to upgrade water management infrastructure	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.
Presence of Environment Agency Flood Zones (9.1)	Green	Within Flood Zone 1	Flood Zone 1
Proximity to Danbury Quality Management Areas (AQMA)	Green	In excess of 500m from the AQMA	644m of Danbury AQMA
Development in Minerals Safeguarding Areas	Green	Excluded from Minerals consultation as under 5ha of unconstrained land within the Minerals Safeguarding Area	Excluded from Minerals consultation
<b>Transport &amp; Movement</b>			
Site Access	Amber	Suitable access could be provided	Access via A414 possible
Impact on the highway network	Amber	Access is within 50 metres of a Priority 1 road	Access on to A414 via Littlefields
Access to bus stops, railway stations or park and ride facility	Amber	Within 400m or more of one or more services	282m to a bus stop on Maldon Road
<b>Recreation &amp; Leisure</b>			
Access to recreational facilities and open spaces	Green	Within 800m walking distance of Eves Corner/Dawson Field	694m to Dawson Field and 377m to Runsell Green
Provision/loss of recreational facilities and open spaces	Amber	Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities	
<b>Amenities</b>			
Walking distance to key services including: - GP surgeries - Primary schools - Post Office - Supermarkets	Amber	Within 800m of one or more key services and/or within 400m of public transport	Medical Centre 460m, School 682m, Post Office 949m, Tesco 210m
<b>Business &amp; Economy</b>			
Provision of employment	Green	No loss of employment	
Impact on schools etc.	Amber	Development would not contribute to the provision of additional educational facilities but would increase pressure on existing educational facilities	Proposal is to build Almshouses

## D7 NP Objectives Assessment

	Assessment	Threshold	Comment
<b>Heritage</b>			
To conserve and enhance the historic environment, cultural heritage, character and setting	Green	Unlikely to affect heritage assets or their settings	There are 5 listed buildings within 500 metres. CCC Heritage officer has advised there are no heritage constraints for the site
<b>Environment</b>			
Proximity to: - statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); - local nature conservation designations (Local Nature Reserve, County Wildlife Site)	Amber	Within 100m of a locally designated/Within 500m from an international/national site	Hyde Woods and Thrift Wood are within 500 metres.
Presence of protected species. Presence of BAP habitats and species	Amber	Contains protected species/BAP priority habitats and species	Badger Setts were seen within 100m on site D7
Green infrastructure provision. Enhancement of habitats and species	Amber	Development would not adversely affect green infrastructure provision	
Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2, 3 or 3A and 4))	Amber	Agricultural Land Grade 3 or 3A	
Soil contamination	Green	Not affect the contamination of land/soils	Development would not affect the contamination of land/soils.
Proximity to waterbodies	Green	In excess of 50m of a waterbody	In excess of 50m of a waterbody.
Requirement for new or upgraded water management infrastructure	Green	No requirement to upgrade water management infrastructure	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.
Presence of Environment Agency Flood Zones	Green	Within Flood Zone 1	Flood Zone 1
Proximity to Danbury Quality Management Areas (AQMA)	Green	In excess of 500m from the AQMA	1173m of Danbury AQMA
Development in Minerals Safeguarding Areas	Green	Excluded from Minerals consultation as under 5ha of unconstrained land within the Minerals Safeguarding Area	Excluded from Minerals consultation
<b>Transport &amp; Movement</b>			
Site Access	Amber	Suitable access could be provided	New access on to A414 is achievable
Impact on the highway network	Amber	Access from a Priority 1 road	New access on to A414 is achievable. This includes a ghost junction and the closure of Cherry Garden Lane
Access to bus stops, railway stations or park and ride facility	Amber	Within 400m or more of one or more services	375m of a bus stop
<b>Recreation &amp; Leisure</b>			
Access to recreational facilities and open spaces	Amber	Within 800m walking distance of Eves Corner/Dawson Field	An open space will be provided within the development, the distance to Dawson Field is 1300m
Provision/loss of recreational facilities and open spaces	Green	Development would provide additional recreational facilities or open space	
<b>Amenities</b>			
Walking distance to key services including: - GP surgeries - Primary schools - Post Office - Supermarkets	Amber	Within 800m of one or more key services and/or within 400m of public transport	Medical Centre 850m, School 1250m, Post Office 1400m, Tesco 550m, bus stop 375m
<b>Business &amp; Economy</b>			
Provision of employment	Green	No loss of employment	
Impact on schools etc.	Amber	Development would not contribute to the provision of additional educational facilities but would increase pressure on existing educational facilities	

## D11 NP Objectives Assessment

	Assessment	Threshold	Comment
<b>Heritage</b>			
To conserve and enhance the historic environment, cultural heritage, character and setting	Green	Unlikely to affect heritage assets or their settings	There are no listed buildings within 500m of the site all over 100m.
<b>Environment</b>			
Proximity to: - statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); - local nature conservation designations (Local Nature Reserve, County Wildlife Site)	Amber	Within 100m of a locally designated/Within 500m from an international/national site	Danbury Common SSSI and Hitchcock's Meadow Wildlife Site are within 500m of the site.
Presence of protected species. Presence of BAP habitats and species	Green	Does not contain protected species/BAP priority habitats and species	No evidence seen on site visit
Green infrastructure provision. Enhancement of habitats and species	Green	Development would not affect green infrastructure provision	
Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2, 3 or 3A and 4))	Green	Mixed greenfield/brownfield land or Agricultural Land Grade 4	Land is brownfield
Soil contamination	Green	Not affect the contamination of land/soils	Development would not affect the contamination of land/soils.
Proximity to waterbodies	Green	In excess of 50m of a waterbody	In excess of 50m of a waterbody.
Requirement for new or upgraded water management infrastructure	Green	No requirement to upgrade water management infrastructure	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.
Presence of Environment Agency Flood Zones	Green	Within Flood Zone 1	Flood Zone 1
Proximity to Danbury Quality Management Areas (AQMA)	Green	In excess of 500m from the AQMA	700m of Danbury AQMA
Development in Minerals Safeguarding Areas	Green	Excluded from Minerals consultation as under 5ha of unconstrained land within the Minerals Safeguarding Area	Excluded from Minerals consultation
<b>Transport &amp; Movement</b>			
Site Access	Amber	Suitable access could be provided	
Impact on the highway network	Amber	Access from a Local or Private road	Highways have advised that access from Jubilee Rise is acceptable for 1 or 2 dwellings
Access to bus stops, railway stations or park and ride facility	Red	Within 400m or more of one or more services	Within 400m of a bus stop
<b>Recreation &amp; Leisure</b>			
Access to recreational facilities and open spaces	Green	Within 800m walking distance of Eves Corner/Dawson Field	900m to Dawson Field and 420m to Danbury Common
Provision/loss of recreational facilities and open spaces	Amber	Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities	
<b>Amenities</b>			
Walking distance to key services including: - GP surgeries - Primary schools - Post Office - Supermarkets	Amber	Within 800m of one or more key services and/or within 400m of public transport	Medical Centre 400m, School 900m, Post Office 1400m, Tesco 450m
<b>Business &amp; Economy</b>			
Provision of employment	Green	No loss of employment	
Impact on schools etc	Amber	Development would not contribute to the provision of additional educational facilities but would increase pressure on existing educational facilities	

## D14 NP Objectives Assessment

	Assessment	Threshold	Comment
<b>Heritage</b>			
To conserve and enhance the historic environment, cultural heritage, character and setting	Green	Unlikely to affect heritage assets or their settings	There is 1 Grade 1 building within 500m of the site and 12 Grade 2 buildings within 500m of the site including 2 within 100m. The nearest is The Poplars 21m which is not visible from the site
<b>Environment</b>			
Proximity to: - statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); - local nature conservation designations (Local Nature Reserve, County Wildlife Site)	Red	Within 100m of a statutory designated site	Danbury Common SSSI within 100m of the site. Site is adjacent to the Danbury Conservation Area
Presence of protected species. Presence of BAP habitats and species	Green	Does not contain protected species/BAP priority habitats and species	No evidence seen on site visit
Green infrastructure provision. Enhancement of habitats and species	Amber	Development would not adversely affect green infrastructure provision	
Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2, 3 or 3A and 4))	Green	Mixed greenfield/brownfield land or Agricultural Land Grade 4	Greenfield
Soil contamination	Green	Not affect the contamination of land/soils	Unlikely that remediation would be required, but development could result in any existing land / soil contamination being remediated if contamination exist.
Proximity to waterbodies (8.1)	Green	In excess of 50m of a waterbody	In excess of 50m of a waterbody.
Requirement for new or upgraded water management infrastructure	Green	No requirement to upgrade water management infrastructure	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.
Presence of Environment Agency Flood Zones	Green	Within Flood Zone 1	Flood Zone 1
Proximity to Danbury Quality Management Areas (AQMA)	Green	In excess of 500m from the AQMA	776m of Danbury AQMA
Development in Minerals Safeguarding Areas	Green	Excluded from Minerals consultation as under 5ha of unconstrained land within the Minerals Safeguarding Area	Excluded from Minerals consultation
<b>Transport &amp; Movement</b>			
Site Access	Red	Suitable access could not be provided	Visibility splays cannot be achieved
Impact on the highway network	Amber	Access from a Priority 2 road	Access would be on to Woodhill Road, which is 40mph limit and does not have adequate footway
Access to bus stops, railway stations or park and ride facility	Amber	Within 400m or more of one or more services	485m of a bus stop at Eves Corner and 207m in Woodhall Road
<b>Recreation &amp; Leisure</b>			
Access to recreational facilities and open spaces	Green	Within 800m walking distance of Eves Corner/Dawson Field	221m to Dawson Field
Provision/loss of recreational facilities and open spaces	Amber	Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities	
<b>Amenities</b>			
Walking distance to key services including: - GP surgeries - Primary schools - Post Office - Supermarkets	Amber	Within 800m of one or more key services and/or within 400m of public transport	Medical Centre 1020m, School 674m, Post Office 634m, Co-op 634m
<b>Business &amp; Economy</b>			
Provision of employment	Green	No loss of employment	
Impact on schools etc.	Amber	Development would not contribute to the provision of additional educational facilities but would increase pressure on existing educational facilities	

## D21 NP Objectives Assessment

	Assessment	Threshold	Comment
<b>Heritage</b>			
To conserve and enhance the historic environment, cultural heritage, character and setting	Amber	May have an adverse effect on designated heritage assets and/or their settings which can be mitigated	There is 1 Grade 1 building within 500m of the site and 20 Grade 2 buildings within 500m of the site. The nearest is 8 Maldon Road 112m. Mayesfield is substantial house prominent in the area and may be adversely affected by development
<b>Environment</b>			
Proximity to: - statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); - local nature conservation designations (Local Nature Reserve, County Wildlife Site)	Amber	Within 100m of a statutory designated site	Danbury Common SSSI within 100m of the site. Bellhill wood is within 500m of the site. Site is within the Danbury Conservation Area. Proposed development is for 2 houses only.
Presence of protected species. Presence of BAP habitats and species	Green	Contains protected species/BAP priority habitats and species	No evidence seen on site visit
Green infrastructure provision. Enhancement of habitats and species	Amber	Development would not adversely affect green infrastructure provision	
Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2, 3 or 3A and 4))	Green	Mixed greenfield/brownfield land or Agricultural Land Grade 4	Backland
Soil contamination	Green	Not affect the contamination of land/soils	Development would not affect the contamination of land/soils.
Proximity to waterbodies	Green	In excess of 50m of a waterbody	In excess of 50m of a waterbody.
Requirement for new or upgraded water management infrastructure	Green	No requirement to upgrade water management infrastructure	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.
Presence of Environment Agency Flood Zones	Green	Within Flood Zone 1	Flood Zone 1
Proximity to Danbury Quality Management Areas (AQMA)	Amber	Within 500m of the AQMA	209m of Danbury AQMA
Development in Minerals Safeguarding Areas	Green	Excluded from Minerals consultation as under 5ha of unconstrained land within the Minerals Safeguarding Area	Excluded from Minerals consultation
<b>Transport &amp; Movement</b>			
Site Access	Amber	Suitable access could be provided	If access is achievable at this location it would be required to be designed and constructed in accordance to the current standards
Impact on the highway network	Amber	Access from a Priority 2 road	
Access to bus stops, railway stations or park and ride facility	Amber	Within 400m or more of one or more services	112m of a bus stop
<b>Recreation &amp; Leisure</b>			
Access to recreational facilities and open spaces	Green	Within 800m walking distance of Eves Corner/Dawson Field	66m to Dawson Field
Provision/loss of recreational facilities and open spaces	Amber	Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities	
<b>Amenities</b>			
Walking distance to key services including: - GP surgeries - Primary schools - Post Office - Supermarkets	Green	Within 800m walking distance of all services	Medical Centre 424m, School 381m, Post Office 203m, Co-op 203m
<b>Business &amp; Economy</b>			
Provision of employment	Green	No loss of employment	
Impact on schools etc.	Amber	Development would not contribute to the provision of additional educational facilities but would increase pressure on existing educational facilities	