



# Danbury Neighbourhood Plan

## Our Parish, Our Future

# Welcome

## Thank you for visiting today

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

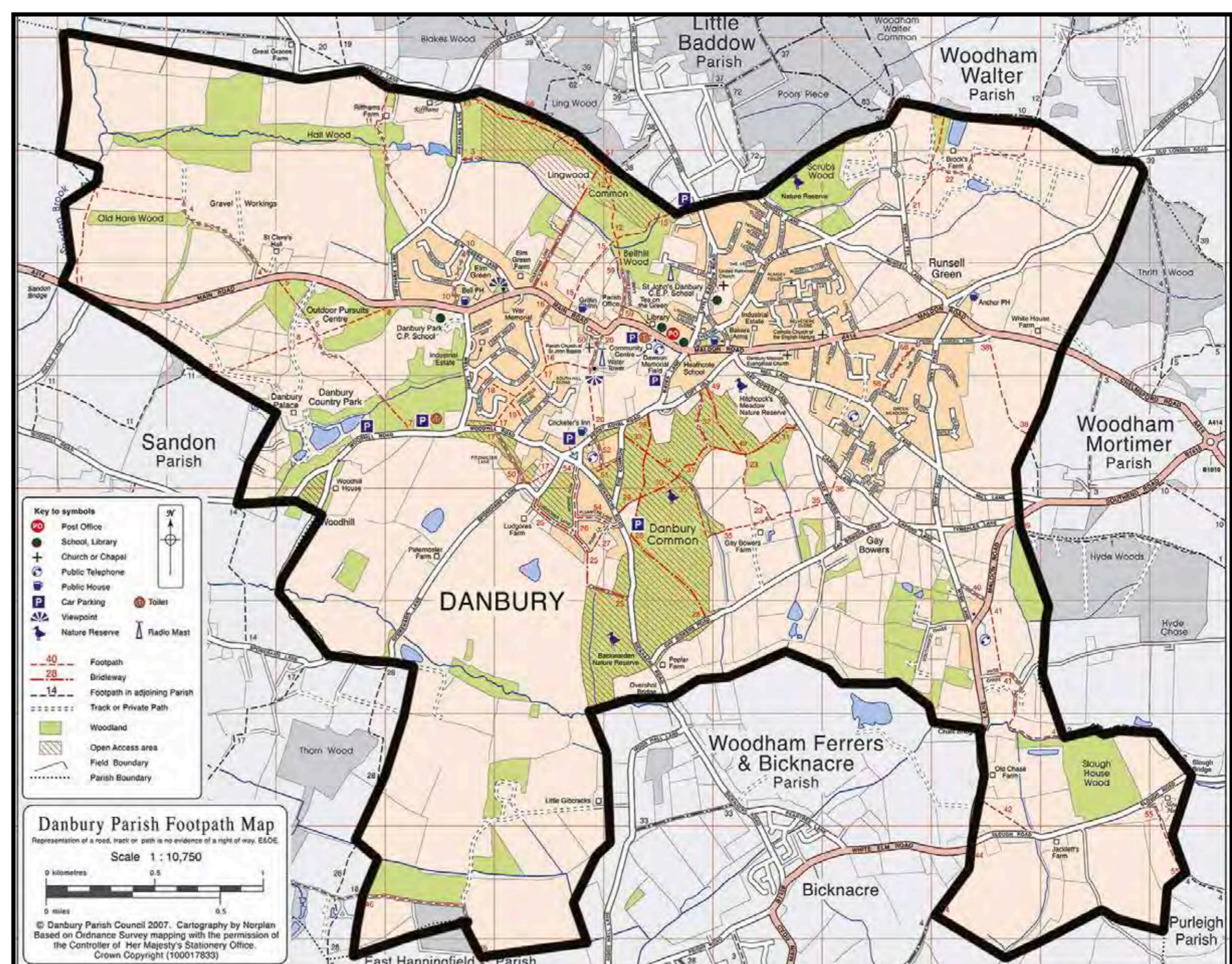
The site(s) to accommodate this allocation will be identified and consulted upon via the emerging Danbury Neighbourhood Plan.

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

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

The Exhibition includes:

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





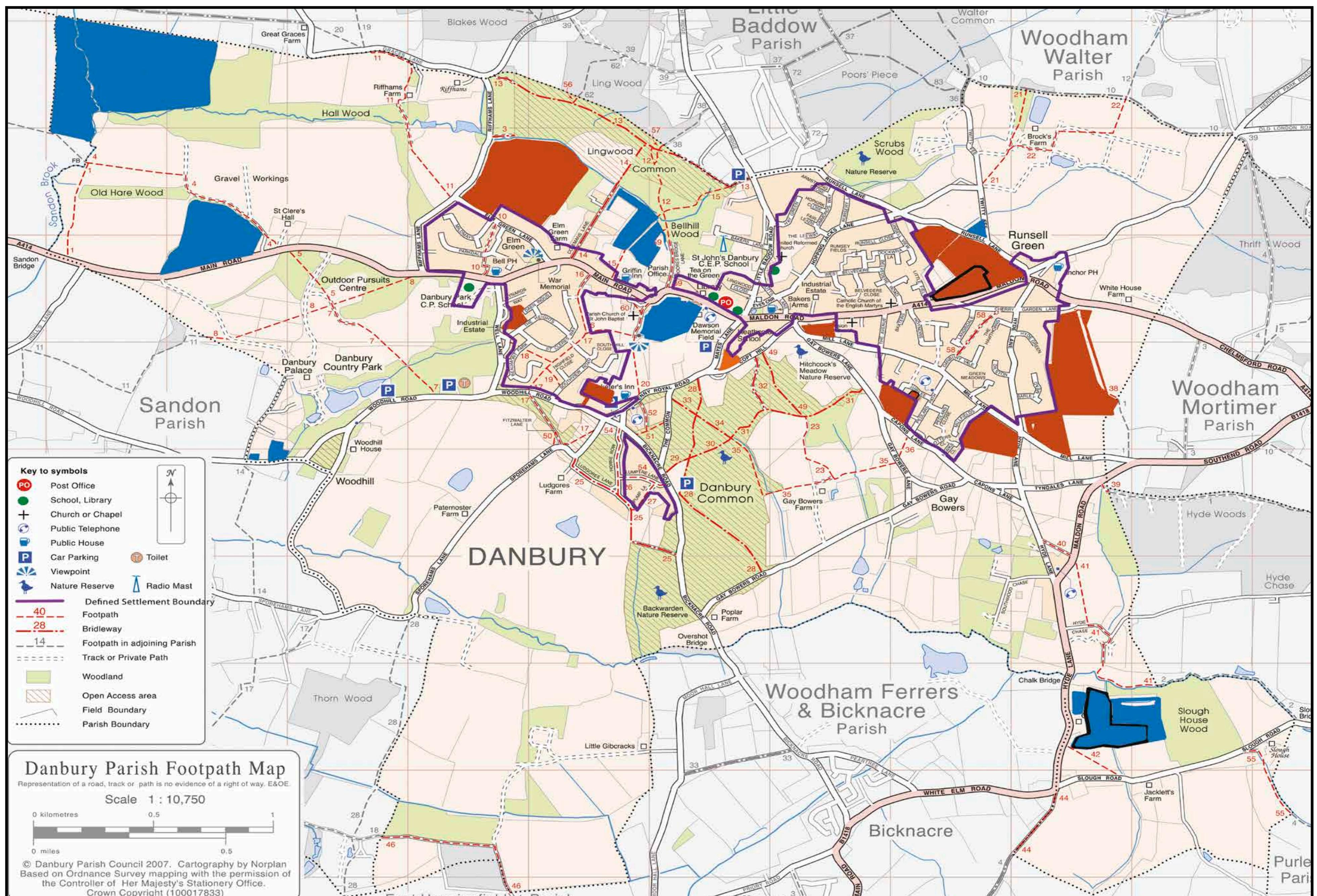
# Danbury Neighbourhood Plan

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### The Sites Offered

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

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



### Stage 1 Assessment

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

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



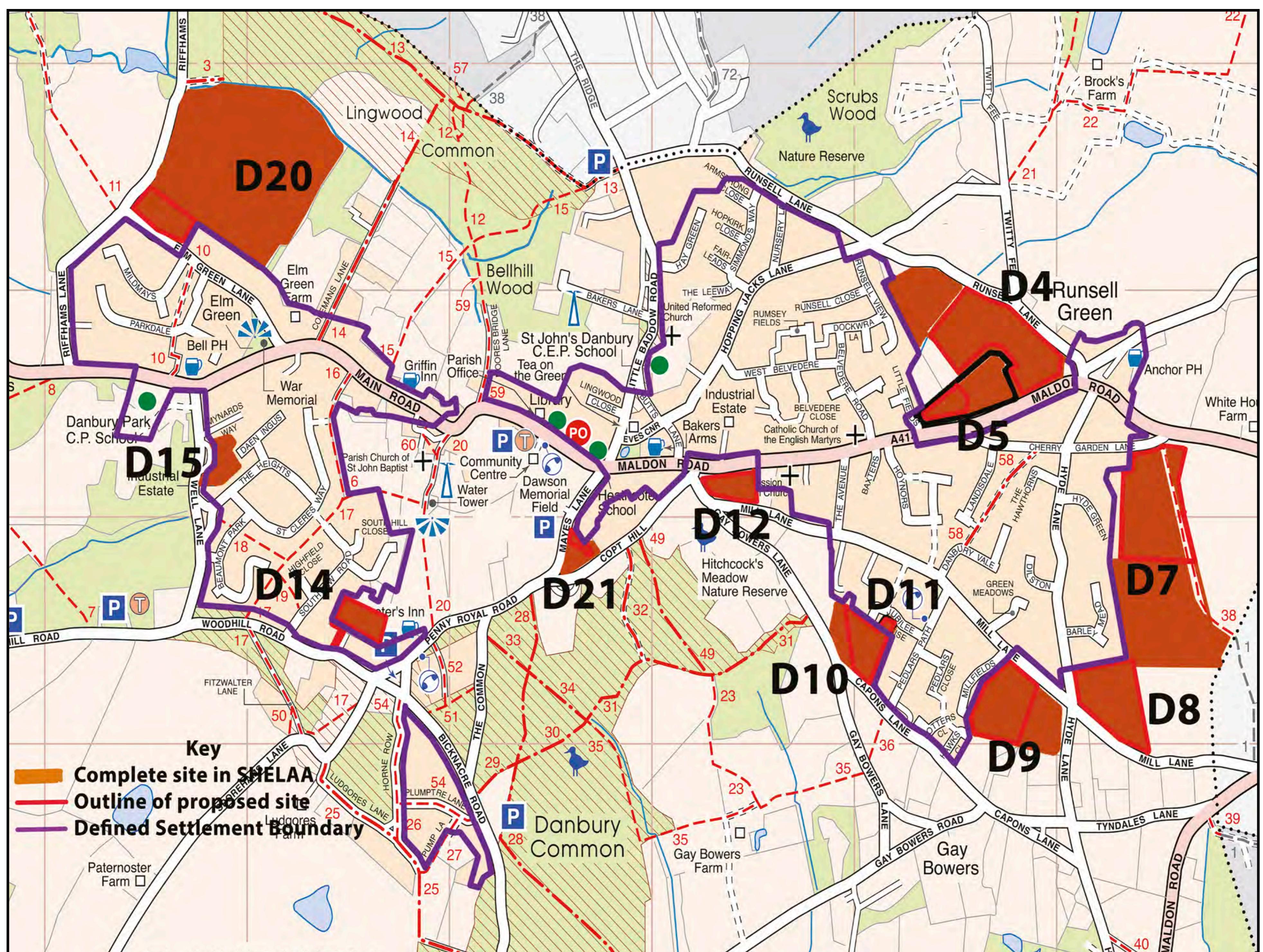
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# Stage 2 Assessment

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

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





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### Stage 2 Assessment

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

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

### Result of Stage 2 Assessment

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

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

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

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



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### Stage 2 Assessment - Sites Unsuitable

#### D4 Land off Rungate Lane

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

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

The overall landscape capacity<sup>1</sup> is Low to Medium, although visual sensitivity is judged to be high due to the land parcel's openness, which taken together indicates the site will not accommodate development.

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

#### D8 Land at Tyndales Farm East

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

#### D10 Field South of Jubilee Rise

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

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

#### D12 Bay Meadow, adjacent to Medical Centre

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

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



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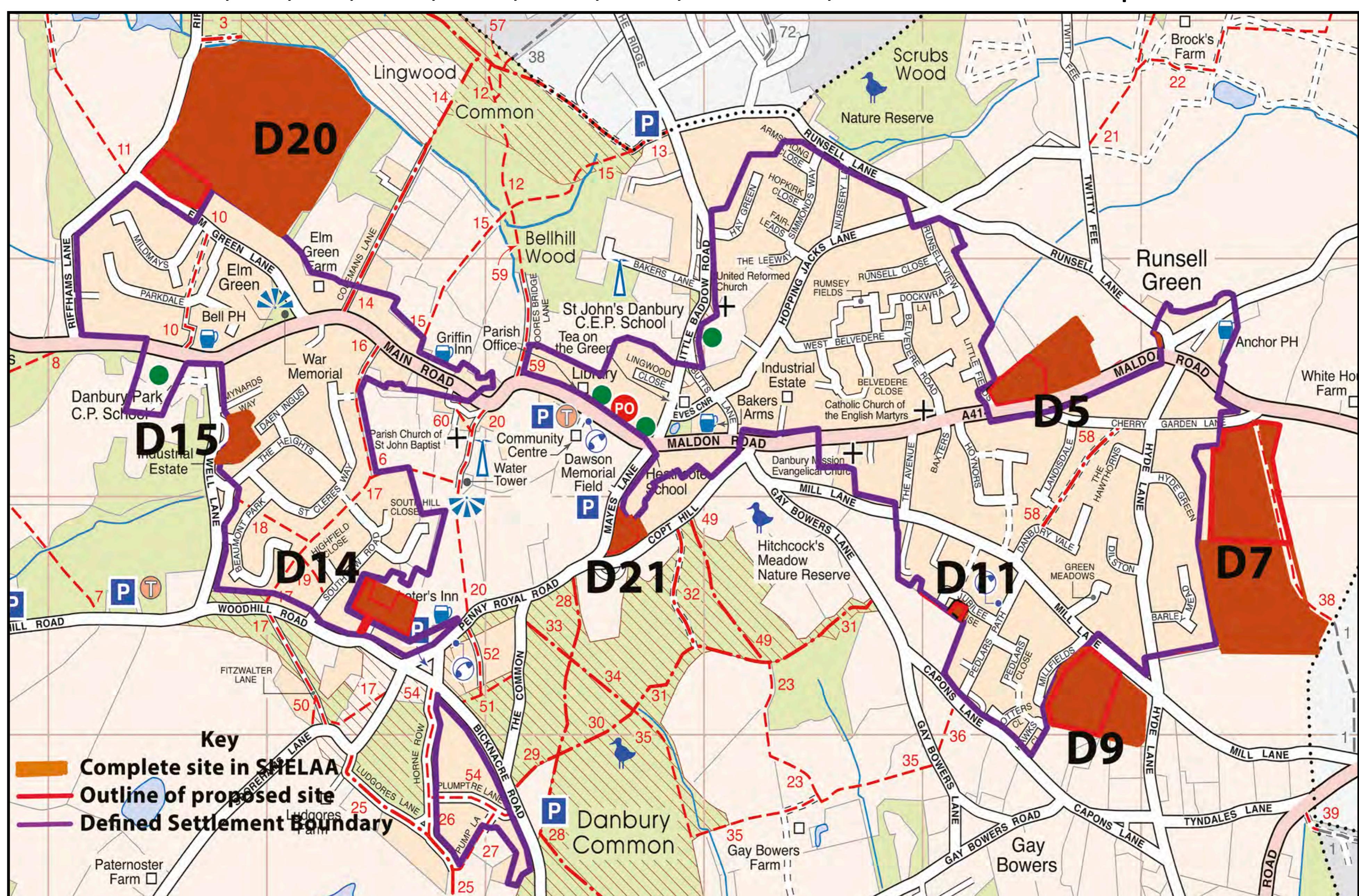
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### Stage 3 Selection and Allocation

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

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

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





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# Stage 3 Selection and Allocation

## Impact on local highway network

Essex Highways Department categorise the Highway Network as follows:

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

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

# Site Performance

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



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### Stage 3 Selection and Allocation

#### Rejection of other sites

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

#### **D9 – Land at Millfields/Mill Lane.**

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

#### **D15 – Well Lane Industrial Area.**

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

#### **D20 – Land North of Elm Green Lane.**

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

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

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



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### Stage 3 Selection and Allocation Mitigation required on proposed sites

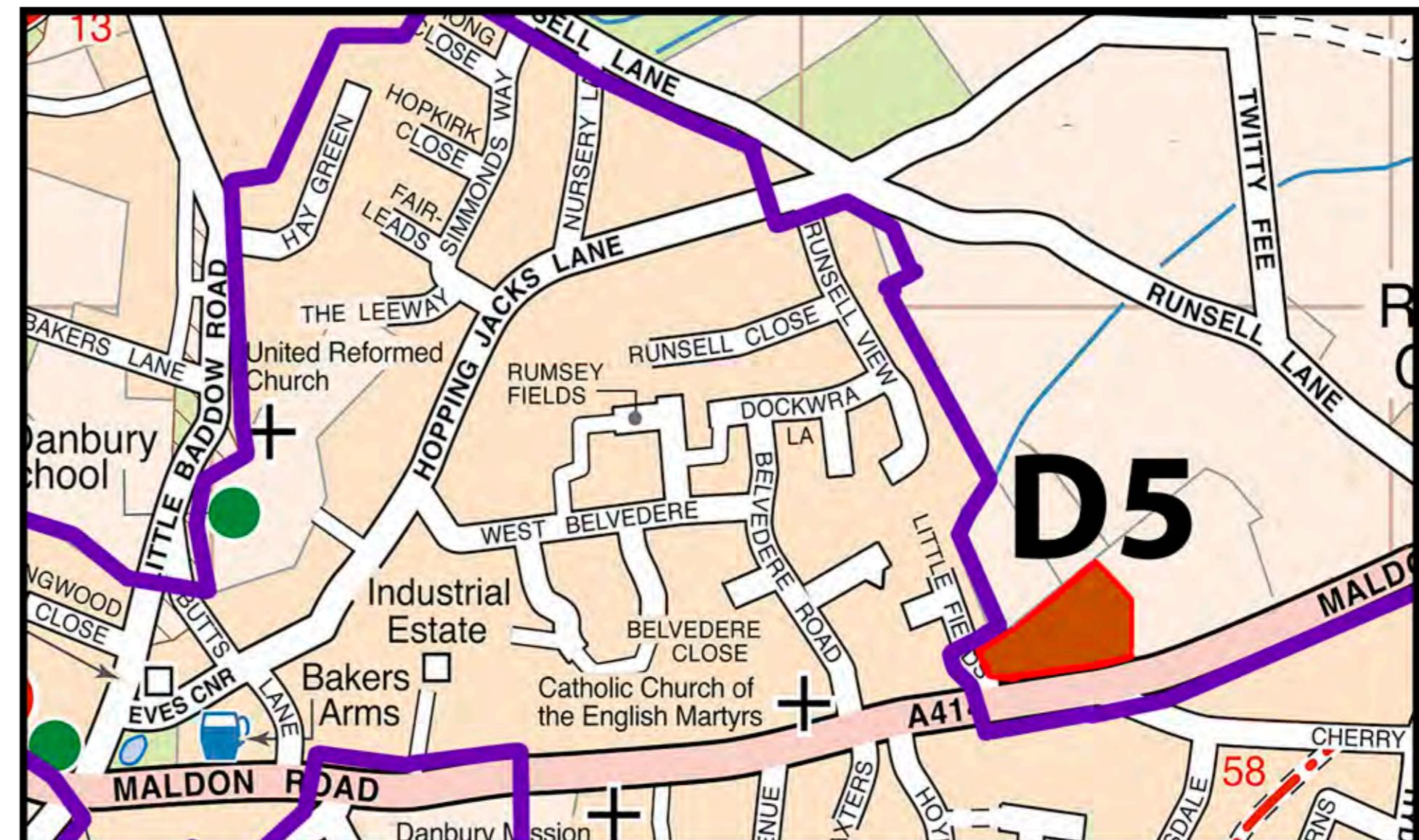
#### D5 Sandpit Field, East of Little Fields

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

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

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

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



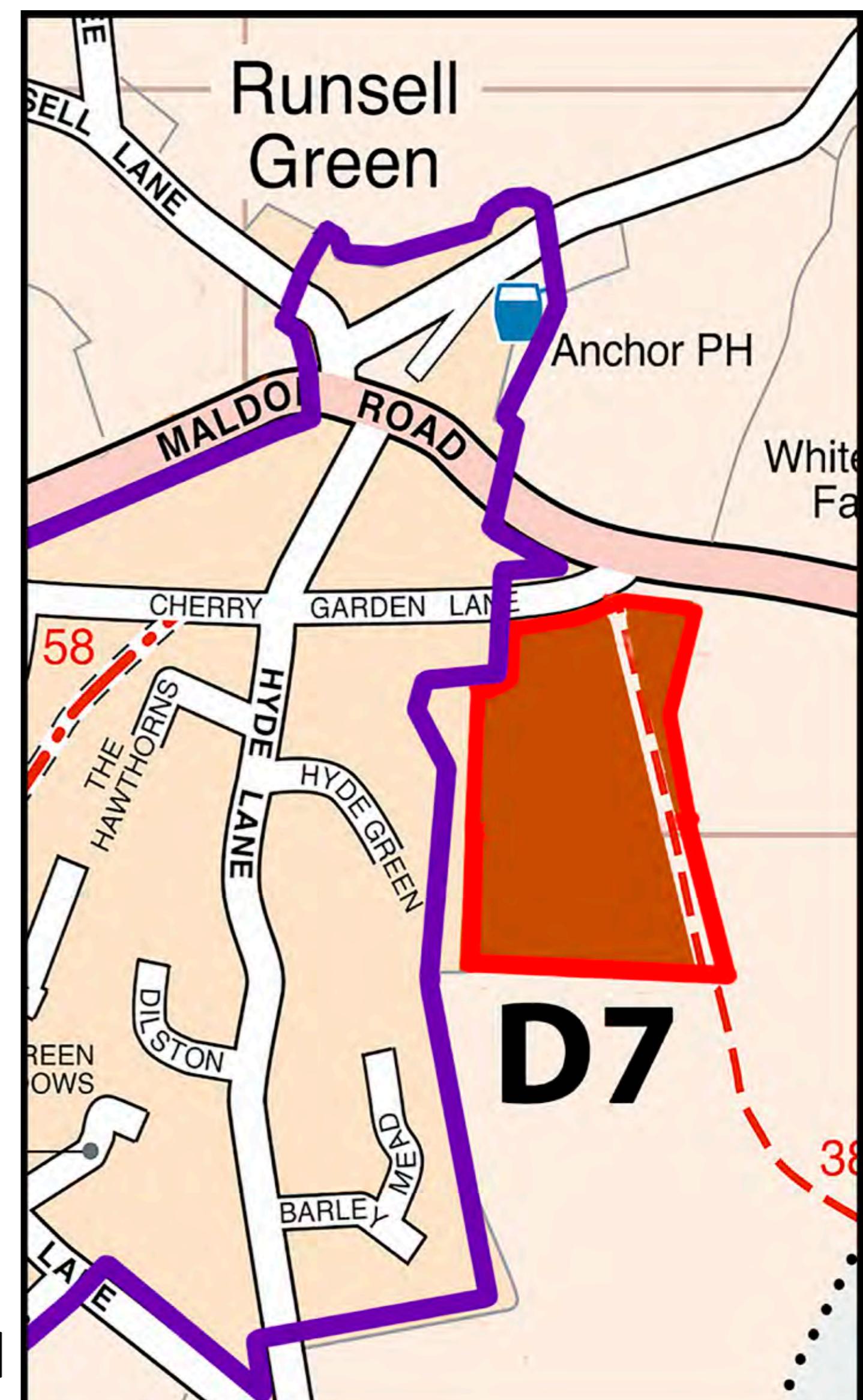
#### D7 Land at Tyndales Farm West (large site)

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

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

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

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





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### Stage 3 Selection and Allocation Mitigation required on proposed sites

#### D7 Land at Tyndales Farm West (large site) continued

Landscape<sup>1</sup> - the new evidence has changed the landscape capacity from low-medium capacity to medium capacity which makes it more suitable for development provided extensive mitigation measures are an integral part of any development.

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

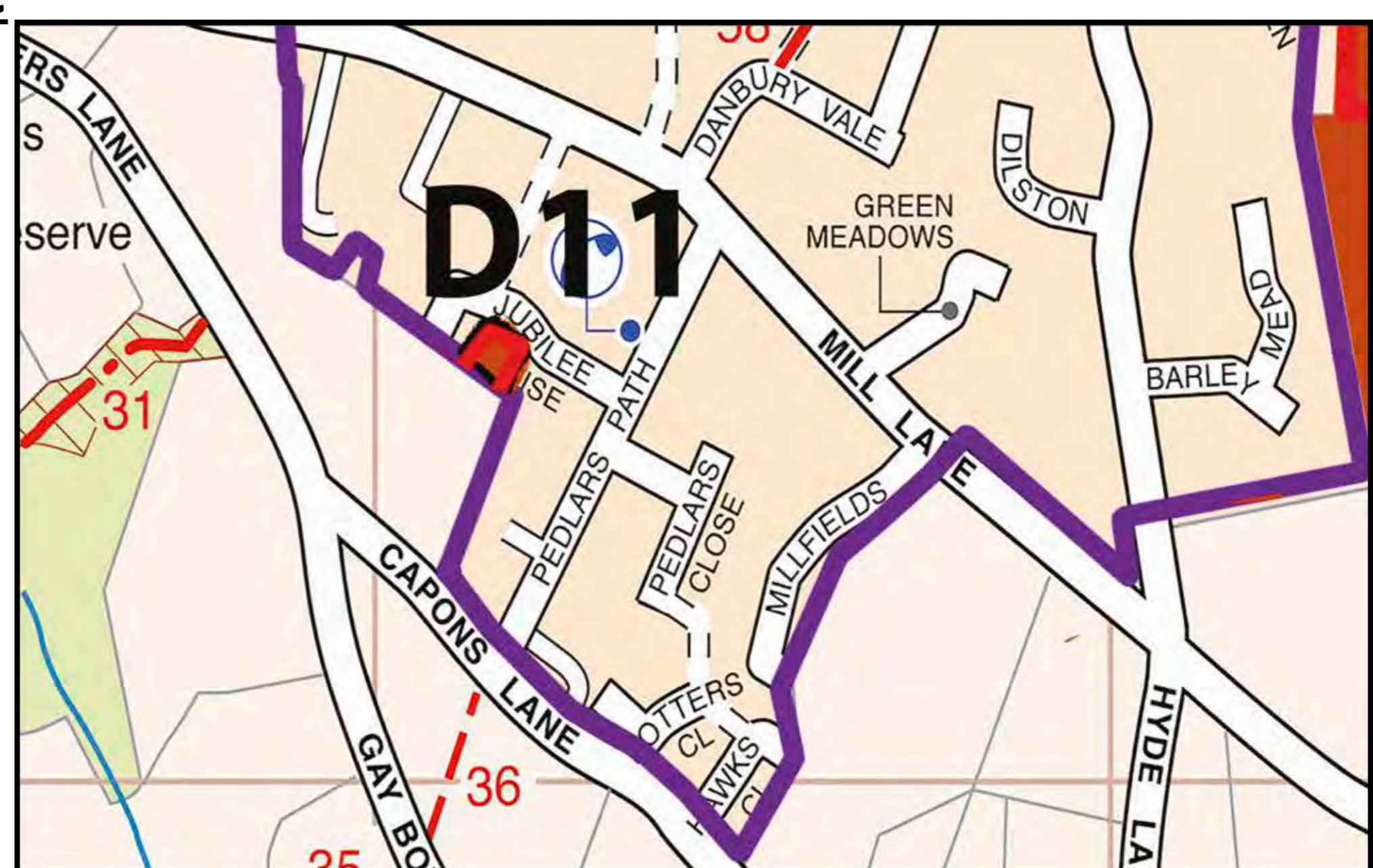
Size of development – it is proposed to allocate land to build 65 homes subject to the significant mitigation above.

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

#### D11 Old Play Area South of Jubilee Rise

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

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



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



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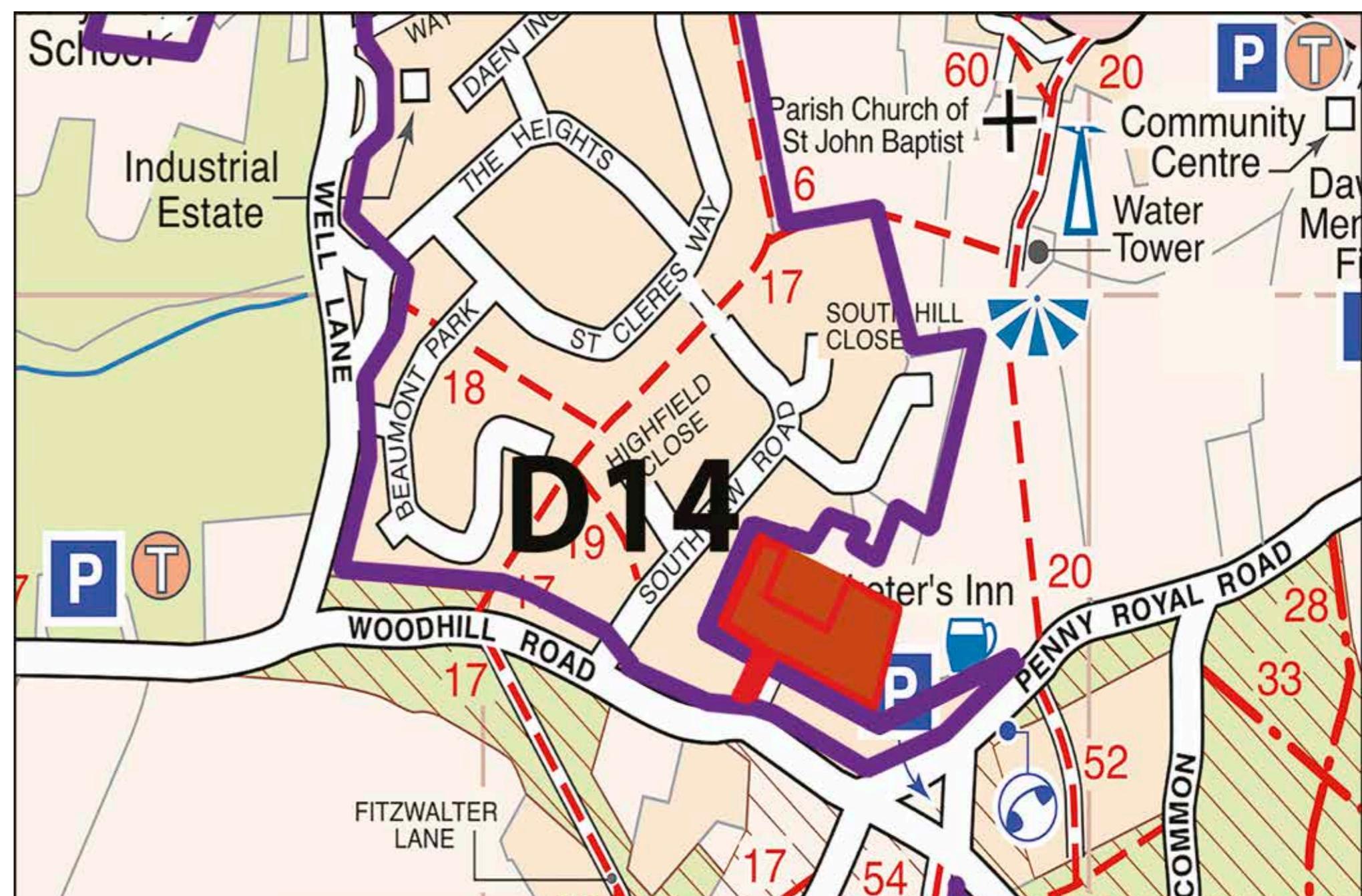
## Our Parish, Our Future

### Stage 3 Selection and Allocation Mitigation required on proposed sites

#### D14 Danecroft, Woodhill Road

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

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



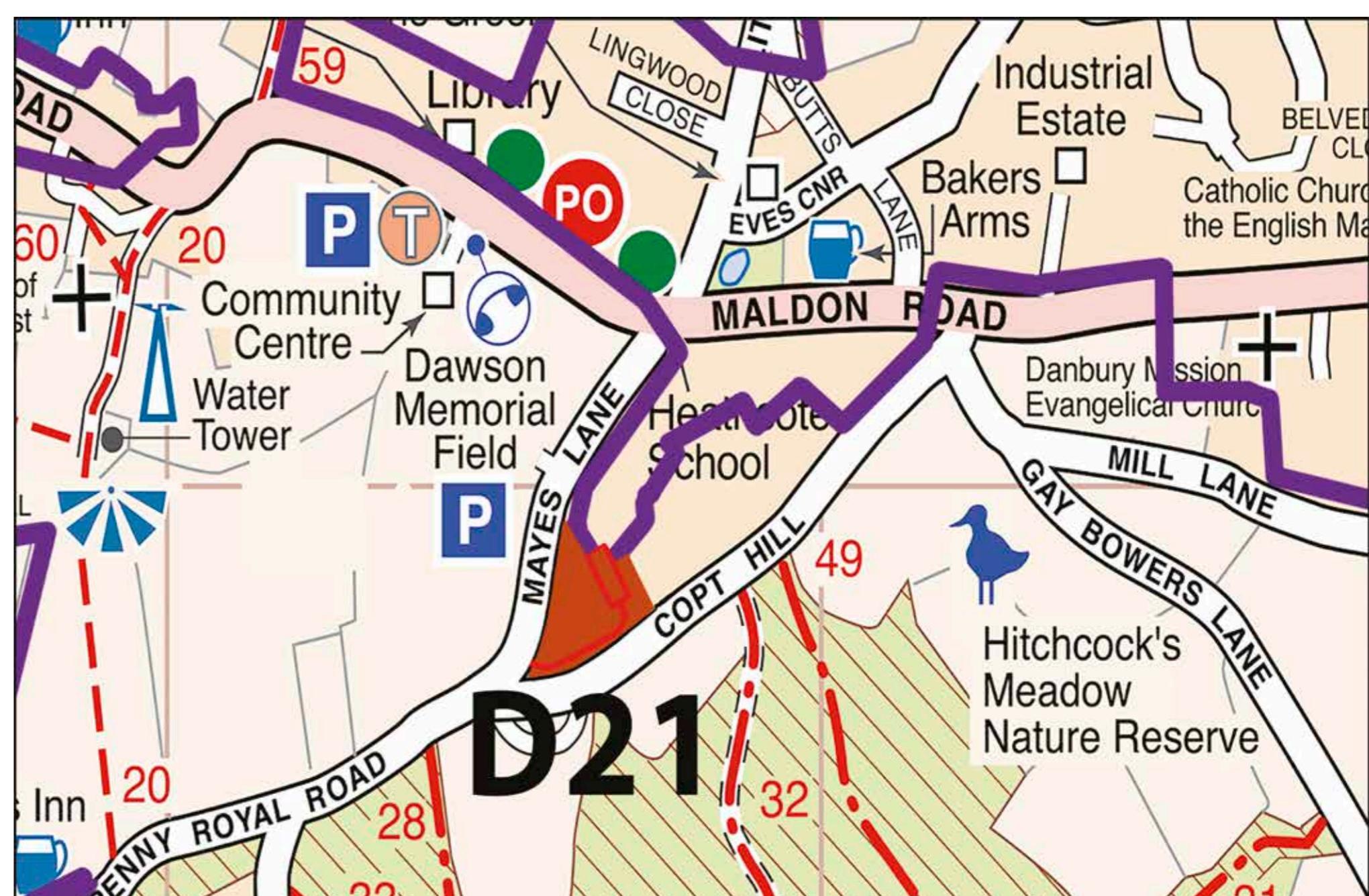
Size of development – it is proposed to allocate land to build 14 homes subject to the mitigation above.

#### D21 Land at Mayes Lane/Copt Hill

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

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

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





# Danbury Neighbourhood Plan

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### What is a Neighbourhood Plan?

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

### Next Steps

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

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