

SANDON NEIGHBOURHOOD PLAN 2023-2036



Sandon
Parish
Council
2023

Foreword

Sandon is a small rural Parish, situated between Chelmsford and Danbury, straddling the A12 which is the main route linking Chelmsford to London, Colchester, and East Anglia.

Sandon comprises 616 dwellings (2011 Census) in three settlement areas, Sandon Village, Howe Green and Butts Green and can be traced from Roman times. Following the 2011 Localism Act, in 2017 the Sandon Parish Council took the decision to try to influence any future development in the Parish and embarked on the process of writing a Neighbourhood Plan.

The Parish Council set up a Neighbourhood Plan group to work with Parish residents to produce the Plan. The Plan must have regard to the National Planning Policy Framework (NPPF) and also align with the Local Plan adopted in 2020 by Chelmsford City Council (CCC). The Plan specifies additional policies which are unique to the locality.

On 9th October 2017, the Parish Council agreed the terms of reference for the Sandon Neighbourhood Plan group.

On 2nd November 2017 Chelmsford City Council agreed to the Sandon NDP process with the boundary of Sandon Parish being the designated area. The Neighbourhood Plan group has sought to involve the community in its discussions through public meetings, hand delivered questionnaires (which elicited views on open spaces, transport, the issue of development and other local issues) and a housing needs survey from RCCE in 2016. Consultation also involved local interest groups and societies and local businesses.

The results of these consultations, along with demographic data and a survey to assess housing character (which was conducted as part of the work for the Sandon Village Design Statement) form the basis on which the plan has been written. From this data, local policies have been drawn up which will enable the Parish to grow sustainably, as in recent decades, and retain its unique and varied character without stifling it.

Appreciation must be expressed to all those volunteers who have committed so much of their time and effort to producing this document, which will benefit the Parish for many years ahead.

Jane Willis
Chairman, Neighbourhood Plan Group



Rural scene in Sandon



The Crown pub and Village Green

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Footpath in the woods



Apartments at Sandon Brook Manor

A Vision for Sandon

The overall purpose of the Neighbourhood Plan is to safeguard the distinctive character and attributes of the Parish, whilst enabling the parish to grow, maintain a healthy rural economy and change in tune with the shared values of residents.

Vision Statement

In 2036 Sandon will continue to be an attractive historic Parish with Village Greens, surrounded by open countryside and with a range of good quality housing, recreational and other facilities that meet the needs of local people while maintaining a cohesive and integrated rural community.



Sandon Pond

SANDON NEIGHBOURHOOD
PLAN

Chapter 1
About This Document

This document is the Neighbourhood Plan for the defined Neighbourhood Plan area of the Parish of Sandon, as illustrated in Map 1. The Neighbourhood Plan covers the thirteen-year period 2023-2036 and is thus aligned with the Chelmsford Local Plan. It comprises the evidence and supporting arguments for the Plan Policies and takes into account the views of consultees.

Evidence -Based Supporting Documents
Supporting documents produced by and for the Sandon Parish Council are listed in the table below. They are not contained in this document but are provided separately with the Neighbourhood Plan submission as Supporting Documents. References to external documents not produced by the Sandon Parish Council are listed at the end of this document.



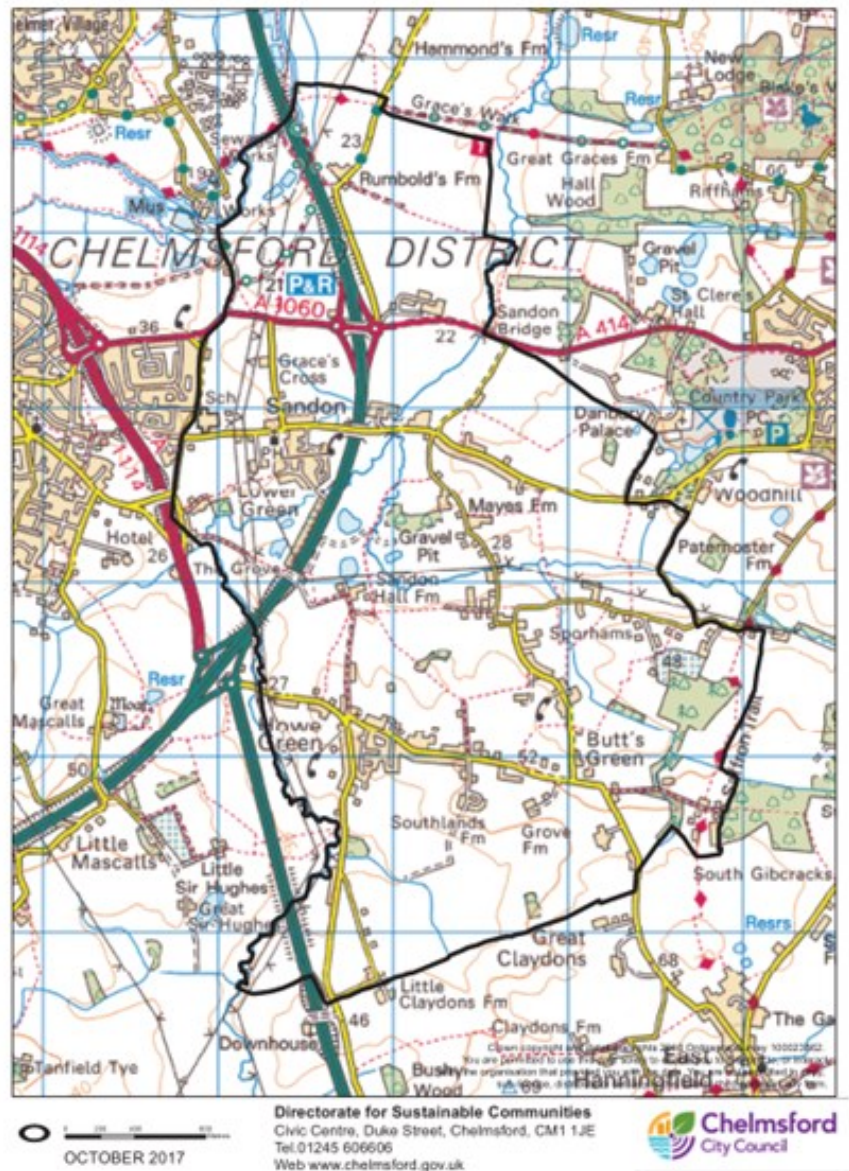
Sandon Brook

Document A	Sandon– Character and Context
Document B	Environment, open spaces and views
Document C	Road safety, Traffic Issues, Pedestrian and Cycle routes

Sandon – An Overview

The Parish of Sandon is in the county of Essex and in the City of Chelmsford administrative area. It sits between the large villages of Great Baddow to the West, Danbury to the East and the smaller village of East Hanningfield to the South. Chelmsford City lies to the Northwest. Sandon Parish has a geographical area of 3.9 square miles. Sandon Brook and its tributaries run through the parish. The land to the west of Sandon, beyond the Southend Road, is the boundary of the Metropolitan Green Belt, with two small areas of Green Belt in the parish. The boundary of the Sandon Neighbourhood Plan area is shown in Map 1 below.

SANDON PARISH BOUNDARY



SANDON NEIGHBOURHOOD PLAN

Chapter 2 Introduction

2.2

There are signs of occupation in the area dating back to the Roman era and the village is mentioned in the Domesday Book, 1085. There has been a church in the village since 1080. Howe Green chapel was built in 1873, replacing an earlier building which was used for worship. In the 1920's, Sandon was a farming community with about 20 farms and 300 or so fields.

2.3

Up to the 1980's Hall Lane, Cards Road and Brook View formed Sandon village centre , with a settlement at Howe Green and ribbon development along Woodhill Road and Butts Green. There were other more isolated dwellings along the rural roads.

2.4

Since then, further small and medium sized developments have been built: Gablefields, with 26 houses, was built in the 1980's in Sandon Village and Chalklands, with 50 mostly larger detached houses, was begun during the 1960's and completed during the 1990s in Howe Green. Alexander Mews, with 40 retirement homes, was built in 1992, in Howe Green and The Lintons, with 40 houses, in 1994 in Sandon Village. Sandon Brook Manor, separated from the main village by the A414 road, with 25 houses, was built in 2000 and The Tythings and the Old Orchard, smaller cul-de-sac developments were built in 2003-4 in Howe Green.

2.5

The character of the Parish is based on its mix of housing encompassing traditional with more modern properties set in established roads and some more recent medium sized and small developments. Generally, the village has an open aspect revealing its rural setting. Sandon village centre, including the Crown Pub, the Green, St Andrew's Church, cottages along part of Woodhill Road and the Old Rectory were designated a conservation area in November 1973, as well as a small area in the north of the Parish forming part of the Chelmer and Blackwater navigation area and its river valley landscape.

Figure 1

Sandon is a rural parish, close to the conurbation of Chelmsford and the large village of Great Baddow. Residents continue to press for the preservation of the countryside/green area between Sandon Parish and Great Baddow. Sporhams Lane is designated as a protected lane. There are open spaces at Sandon Village Green and Butts Green, a smaller Green at Howe Green and many rural landscapes with open views of farmland.

In 2011 there were 616 households and a population of 1612. Of the population 23.1% were aged 65 and over, 52.4% aged 20-64 and 24.5% aged 0-19. The largest age category within the Parish was 45-59 which provides 22.6% of the population. There were only six households who have no-one with English as a first language (2011 Census).

41.5% of houses within the parish are owned outright and 41.3% owned with a mortgage. There is a social rental sector amounting to 8.7% and private rental sector of 6.1% of all households (2011 Census).

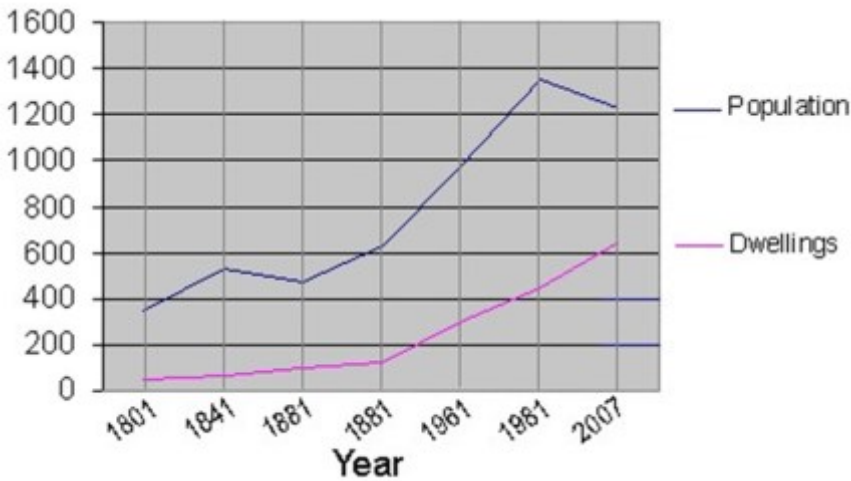


Figure 1: The graph shows the growth of population and dwellings in the parish from 1801 to 2007 (2011 Census). Graph taken from Reg Bush's book 'Sandon' reprinted 2019. The Office for National Statistics, (ONS), 2019 mid-year estimates (published September 2020) indicates that the population of the parish has fallen slightly to 1551. More information about demographics can be found in Section 3.1 on page 15.

Some 64.2% of the population are in employment, 18.4% retired and 2.9% unemployed. The industries employing most of the population are wholesale/retail trade, motor repair (19.3%), construction (10.2%), health and social work (9%) and education (8.4%). 35.1% of those employed are in managerial or professional positions (2011 Census). 21% of the population have no specific qualifications, 4% are in apprenticeships, 42.4% hold qualifications at Level 3 or 4 (two or more A levels or equivalent, or a first or higher degree) and the remainder at Levels 1 and 2, (having one or more GCSE's). 2.6% of the population aged over 16 are in fulltime education. Most of the younger children travel to Great Baddow, East Hanningfield or Danbury for Infant and Primary schools, most older children attend Sandon Secondary school or travel into Chelmsford or Colchester for Grammar schools.

The church of St Andrew's is situated in the village centre, adjacent to the Village Green. There is a URC chapel at Howe Green and a recently opened Brethren Church meeting hall on Molrams Lane/Woodhill Road. There is a secondary school serving the surrounding area, a small independent school for children with special needs, one pub (The Crown) and a Cafe and Garden Centre. The Village Hall supports many local groups and activities and there is a Tennis Club and allotments. Local businesses are based in small 'industrial estates' on Mayes Lane, near to Sandon Lodge Farm, on Sporhams Lane and behind Bridge House on Woodhill Road. There is a play area at the Lintons. Nearest shops and library are in Great Baddow, two miles away. GP surgeries are in Great Baddow or Danbury. A mobile library visits Alexander Mews.

There is a thriving Park and Ride facility in Sandon with frequent buses to Chelmsford., although currently it has poor access by bike or on foot. There are infrequent buses both along the A414 to Maldon and South Woodham Ferrers, and from Howe Green and Butts Green to Chelmsford and Southend. A community bus serves the village centre. The nearest train station is in Chelmsford.

Car ownership is high in the parish with 63.5% of households owning at least two cars or vans, while 6.9% have no car or van (2011 Census).

Communication in the village is through the Parish Council 'Topics' and quarterly church magazine, 'Sandon Voice'. There are regularly up-dated Parish Council and Church websites and the Parish Council and Church each have a well-used Facebook page. Sandon and Howe Green have email forums. Fibre broadband has become available recently in some parts of Sandon and is 'spreading'. Mobile phone coverage is adequate in the village. Sandon, being well served by the Park & Ride and being close to Chelmsford and trains to London, houses many commuters.

Neighbourhood Plan

In October 2017, the Parish Council resolved to prepare a Neighbourhood Plan. The purpose of the Neighbourhood Plan is to guide future development to ensure the best possible outcomes for the Parish as a whole. Sandon, like many rural areas, is subject to increasing pressure from development and the Parish Council wants to ensure that any proposed development is of an appropriate scale and nature and would benefit the community.

Indeed, in surveys undertaken during production of the Neighbourhood Plan, local residents demonstrated a clear preference to protect the countryside surrounding and throughout the Parish and to maintain the 'green spaces' which form separations from the neighbouring communities of Great Baddow and Danbury.

The Neighbourhood Plan will be used by Chelmsford City Council, as the Local Planning Authority, to guide planning decisions in the Parish. The Neighbourhood Plan Area is defined by the Parish Boundary and shown on Map 1 as the black boundary line, (page 5).

For the Sandon Neighbourhood Plan to be made it needs to be in conformity with the Chelmsford Local Plan and the Essex Waste and Minerals Local Plan. The Chelmsford Local Plan (2020-2036) was adopted in May 2020.

Key policies of relevance for Sandon include:

- ◇ **Strategic Growth Site Policy 3:** Four sites are allocated in the Chelmsford Local Plan in 'East Chelmsford'. These comprise Strategic Allocations 3a – d. Site 3a, for 250 homes, is located just outside but adjoins the Parish boundary and will inevitably have an impact on Sandon. Site 3b - d are all located within the Parish boundary and, respectively, have been allocated for employment floorspace (5,000 sqm net), 100 and 50 homes.
- ◇ **Strategic Policy S7 – The Spatial Strategy:** Despite the strategic growth allocations outlined above, this policy identifies Sandon as a 'Small Settlement' in the settlement hierarchy. Small Settlements have the fewest services, facilities, and transport links, and are considered to be less sustainable places for growth. There may be limited opportunities for small-scale development within these areas, through affordable housing exception sites for example.
- ◇ **Strategic Policy S11 – The Role of the Countryside:** outside of defined settlement boundaries and the Green Belt, development will only be permitted where it would not adversely impact on the character and beauty of rural areas.

This Neighbourhood Plan has been informed by the Chelmsford City Council Local Plan¹ documents and the suite of supporting material providing evidence to this, all of which can be accessed via the Chelmsford City Council website.

Essex County Council is the Minerals and Waste authority for the Plan area and is responsible for the production of mineral and waste local plans. The Development Plan in Sandon therefore also comprises of the Essex minerals local plan (2014) MLP and the Essex and Southend-on-Sea waste local plan (2017) WLP. These plans set out the policy framework within which minerals and waste planning applications are assessed. They also contain policies which safeguard known mineral bearing land from sterilization, and existing permitted and allocated mineral and waste infrastructure from proximal development which may compromise their operation.

2.16

In addition, an Essex-wide strategy (called the Recreational disturbance Avoidance and Mitigation Strategy, or RAMS) has been prepared, which seeks to lessen the impact of housing development, and disturbance from recreational activities, on protected birds along the Essex Coast.

2.17

The Neighbourhood Development Planning (General) Regulations 2012 define the main stages that a Neighbourhood Plan must go through before it is voted on at the referendum.

A summary of the main stages in preparing the Sandon Neighbourhood Plan are shown in Figure 2 on page 12.

2.18

Neighbourhood Plans must be based on relevant evidence about the neighbourhood plan area (the Parish of Sandon) and must reflect the views of the local community. The Parish Council has therefore been careful to gather the necessary evidence to inform the Neighbourhood Plan and to underpin the policies in it. In addition, the Parish Council has made community engagement a priority throughout the process of preparing the Neighbourhood Plan.

2.19

Neighbourhood Plans are intended to be produced by local people for their own areas. Unlike national planning policy, or local planning policy, a Neighbourhood Plan must be the subject of a referendum by residents of the area covered by the Neighbourhood Plan.

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

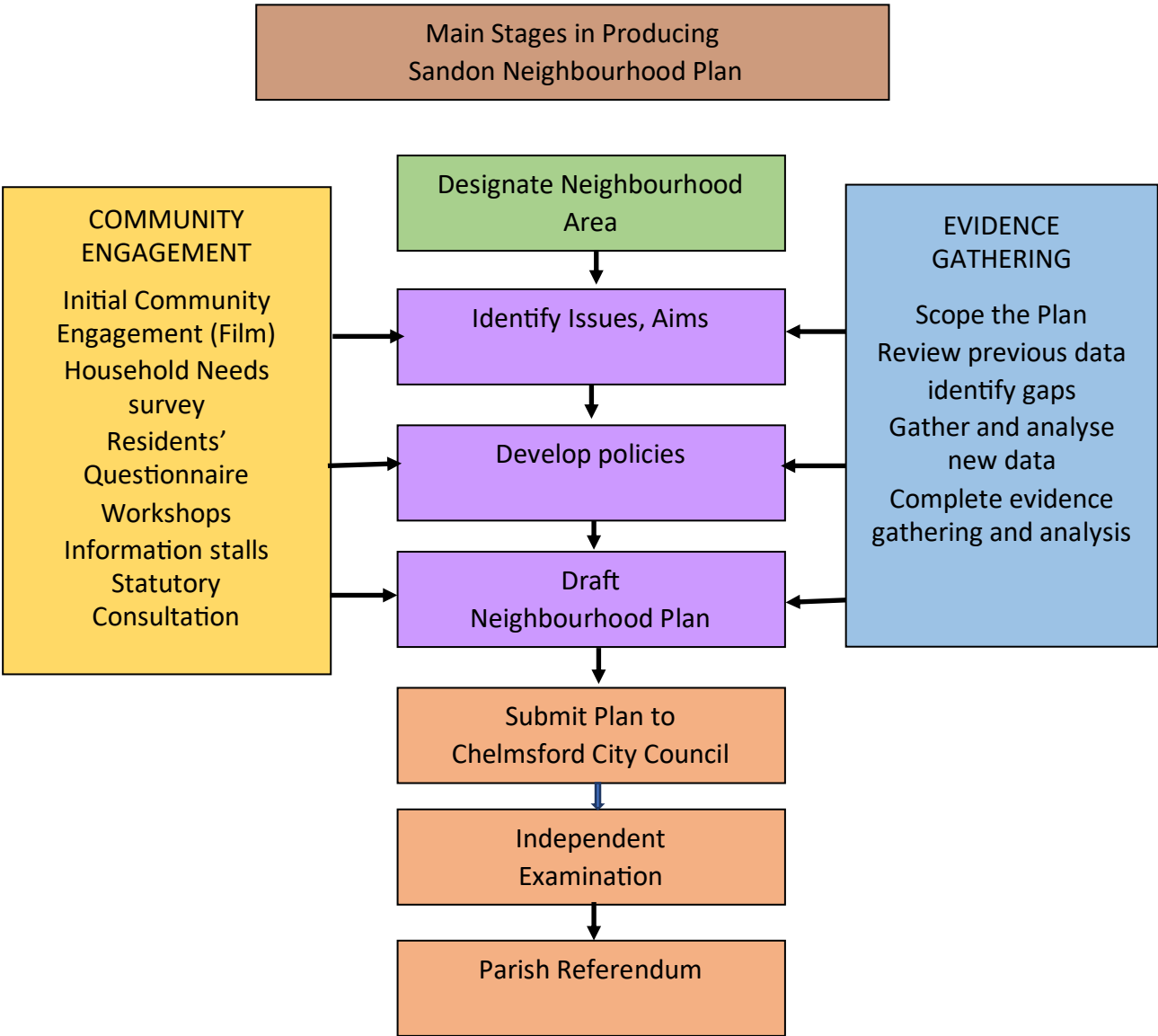


Figure 2: Sandon Neighbourhood Planning Process

The Scope of the Neighbourhood Plan

2.20

Neighbourhood Planning gives communities the ability to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

2.21

Neighbourhood plans must be in line with government legislation and guidance.

2.22

All Neighbourhood Plans must satisfy four basic conditions, which are legal requirements.

Neighbourhood Plans must:

- have appropriate regard to the National Planning Policy Framework,
- be in general conformity with local strategic policies,
- contribute to the achievement of sustainable development,
- and be compatible with human rights obligations.

2.23

The Basic Conditions Statement is a supporting document to this plan.

2.24

Strategic growth in towns/villages is allocated in the adopted Local Plan. These site allocations indicate the numbers of new dwellings planned for and the land for new employment. Neighbourhood Plans can allow a higher level of growth than the local planning authority requires.

The Sandon Neighbourhood Plan, when adopted, becomes part of the Development Plan for the City Council area prepared by the local planning authority and decisions on planning applications will be made using both that Local Plan, and any other material considerations. The Neighbourhood Plan supports the strategic development needs set out in the Local Plan and aims positively to support local development. The Neighbourhood Plan addresses the development and use of land, and will be used to make decisions in Sandon parish. Wider community aspirations than those relating to development and use of land can be included in a Neighbourhood Plan. Actions dealing with non-land use matters are clearly identifiable in the Neighbourhood Plan.



View of a Second World War Pillbox

3.1

Table 1

Parish Demographics

In 2011, based on the Census of that year, the current Parish had a population of 1,612 people and a total of 616 dwellings. Table 1 shows the distribution of ages of residents of Sandon in 2011. The ONS 2019 mid-year estimates (published September 2020) indicate that the population of the Parish has fallen slightly to 1,551 people.

Age	Count	Percentage Sandon	Percentage Chelmsford city
All usual residents	1,612	100.0	100.0
Age 0 to 4	60	3.7	5.9
Age 5 to 7	60	3.7	3.4
Age 8 to 9	43	2.7	2.2
Age 10 to 14	116	7.2	5.8
Age 15	29	1.8	1.2
Age 16 to 17	46	2.9	2.6
Age 18 to 19	41	2.5	2.3
Age 20 to 24	72	4.5	5.9
Age 25 to 29	46	2.9	6.3
Age 30 to 44	254	15.8	20.9
Age 45 to 59	364	22.6	20.3
Age 60 to 64	108	6.7	6.5
Age 65 to 74	185	11.5	8.7
Age 75 to 84	136	8.4	5.7
Age 85 to 89	34	2.1	1.5
Age 90 and over	18	1.1	0.7

Table 1: Distribution of Resident Ages

The data shows Sandon Parish has a balanced range of old and young with the percentage of those of economically active age, (20-64), being 5% lower than the Chelmsford City Council administrative area (CCCa): (Sandon 52.5%, CCCa 57.6%), and the percentage elderly, (aged 65 and over), 7.5% higher.

Housing Need and Provision

Dwelling Size and Type

This section examines the current housing stock in the Parish and aligns it with the average household composition to begin to investigate potential need. Unless stated otherwise all statistics are taken from the 2011 census. The Sandon Character and context document gives full descriptions of the types of dwellings in Supporting Document A.

House Type

The largest number of homes in the Parish (60.4% and 372 in total) were detached properties, compared with 29.8% in the CCCa. There were (23.5% and 145 in total) semi-detached, compared with 31.5% in the CCCa and then terraced properties (11.4% and 70 in total), compared with 20.5% in the CCCa. There are only a limited number of flats, bedsits or maisonettes in the parish (3.3% and 20 across all categories) compared with 15.9% in the CCCa. Traditionally these smaller properties are the type of more affordable accommodation occupied by elderly residents. Nine residents occupied caravans or temporary housing, representing 1.5%. The breakdown of Sandon homes by type surveyed in the 2011 census is shown in Table 2, on page 17.

A view of Sandon
Village Green



Table 3

Dwelling Type	Count	Sandon %	CCCa %
Whole house or bungalow: Detached	372	60.4	29.8
Whole house or bungalow: Semi-detached	145	23.5	31.4
Whole house or bungalow: Terraced	70	11.4	20.5
Flat, maisonette or apartment: Purpose-built block of flats or tenement	9	1.5	15.9
Flat, maisonette or apartment: Part of a converted/shared house (incl. bedsits)	6	1.0	1.1
Flat, maisonette or apartment: In a commercial building	5	0.8	0.7
Caravan/mobile or temporary structure	9	1.5	0.7

Table 2: House distribution by type of housing

The proportion of 1-bedroom properties in Sandon is half the proportion in CCCa. The proportion of 2-bedroom properties in the Parish, 17.3%, is a little less than the city distribution of 22.1%. However, the proportion of 3-bedroom properties, traditionally the size of home expected to be purchased by young and growing families, is much lower in Sandon Parish (28.9%) than in the CCCa (40.6%). On the other hand, for larger houses the situation is reversed with 48.4% of all properties in the Parish having four bedrooms or more, compared with only 26.5% across the CCCa. Sandon has an average bedroom count per house of 3.4 where in Chelmsford City Council (CCC) this is 2.9. See Table 3 below.

	Sandon	CCCa
Average household size (people)	2.6	2.4
Average number of rooms	7.0	5.7
Average number of bedrooms	3.4	2.9
Households with one bedroom	5.4%	10.8%
Households with two bedrooms	17.3%	22.1%
Households with 3 bedrooms	28.9%	40.6%
Households with 4 or more bedrooms	48.4%	26.5%

Table 3: household size and number of bedrooms

Conclusions for Sandon Housing Stock

The dwelling stock in Sandon embraces the full range of property that includes detached, semi-detached, flats and maisonettes with the full range of 1 to 4+ bedrooms. The single largest group at nearly 40% is detached houses, with semi-detached making up a quarter. In comparison with CCCa, Sandon has a higher proportion of dwellings with four or more bedrooms, i.e. 48.4% compared with 26.5% for the CCCa, while having a smaller proportion of 3-bedroom dwellings, i.e. 28.9% compared with 40.6%.

Household Occupancy

The 2011 census data illustrated in Table 4 shows that 55.3% of the households in Sandon have an occupancy rating of +2, i.e. they have two bedrooms more than their requirements, while 28.4% have an occupancy rating of +1, i.e. they have one bedroom more than their requirements

Table 4: Occupancy Levels

	Sandon	CCCa
Occ rating (bedrooms) of +2	55.3% (329)	41.7%
Occ rating (bedrooms) of +1	28.4% (169)	32.5%
Occ rating (bedrooms) of 0	13.9%	23.1%

Conclusions for Housing in Sandon

The 2011 Census Data illustrates that 84% of the Sandon households have one or more bedrooms more than their requirements. On one hand, this could support the view that there are a number of residents who might downsize if suitable smaller dwellings in the Parish were available and that there is a need for smaller properties suitable for young and growing families. However, on the other hand the reality may be that residents in Sandon enjoy having a larger property so that friends and family are able to visit and stay with them. The latter point is borne out by the results of the Sandon Housing Needs Survey, (See Consultation Statement Appendix A7).

The Survey (2016) found that 76% of respondents were not in favour of downsizing.

Housing Need

The Neighbourhood Development Plan has drawn upon two main sources to inform the future housing needs of the Parish:

An independent housing needs survey by the Rural Community Council of Essex (RCCE) (Consultation Statement Appendix A7) and the Parish wide Resident's Questionnaire (HQ), (Consultation Statement Appendix A1)

These sources are addressed in turn below.

The RCCE were commissioned in June 2016 by Sandon Parish Council to conduct an independent housing need survey. The aim of the survey was to determine whether local people have a need for additional 'affordable' and/or open market housing in the Neighbourhood Plan area of Sandon. The full survey report is included as Consultation Statement Appendix A7.

The key points of the survey are listed below:

- All 650 households were sent the survey
- 127 responded (20%)
- 54% of respondents own their property outright
- 34% with a mortgage
- 19% (24) of respondents said that they would like to move within Sandon, to down size
- 13% (16) persons, indicated that they or someone in their household would be in need of alternative accommodation in the next 5 years
- 23 people completed the housing need section

Of these 23 people, two are on the CCC housing register, three needed smaller accommodation, one needed larger, two needed cheaper and twelve needed to set up independent accommodation. RCCE recommendation was for seven units at affordable rent and four units for shared ownership. Total eleven units.

Conclusions for Housing Need in Sandon

The expected total demand is for approximately eleven units of housing, of which seven would be for ‘affordable’ rent and four for shared ownership. Current needs are likely to be easily catered for by future development of allocated sites 3c – d in the Local Plan.

Needs Identified from the Household Questionnaire

In question 2 of the household questionnaire, respondents were asked to indicate whether or not they were in support of different types of

	Affordable	2-4 bedrooms	Large Family	Social Housing	Bungalows	Retirement	Sheltered
Yes	100	121	59	36	111	82	61
No	35	19	74	94	23	40	49
No reply	28	23	30	33	29	41	43

new housing for the parish. Respondents could indicate preference for more than one category. Results are shown in Table 5.

Table 5: Sandon Villagers' preferred type of new homes

Conclusions for the Neighbourhood Plan

The results of the survey are that 2–4-bedroom, ‘affordable’ homes and bungalows were the preferred choice for new homes. These choices indicate a preference for small to medium sized homes, not more large family homes and some indication for retirement homes which may fit with the elderly population. This is broadly in line with the findings of Chelmsford City Council’s Strategic Housing Market Assessment (SMHA). In its update in 2015 this report expressed the need for an increased supply of 3–4-bedroom homes, and that there was now an adequate supply of one-bedroom properties.

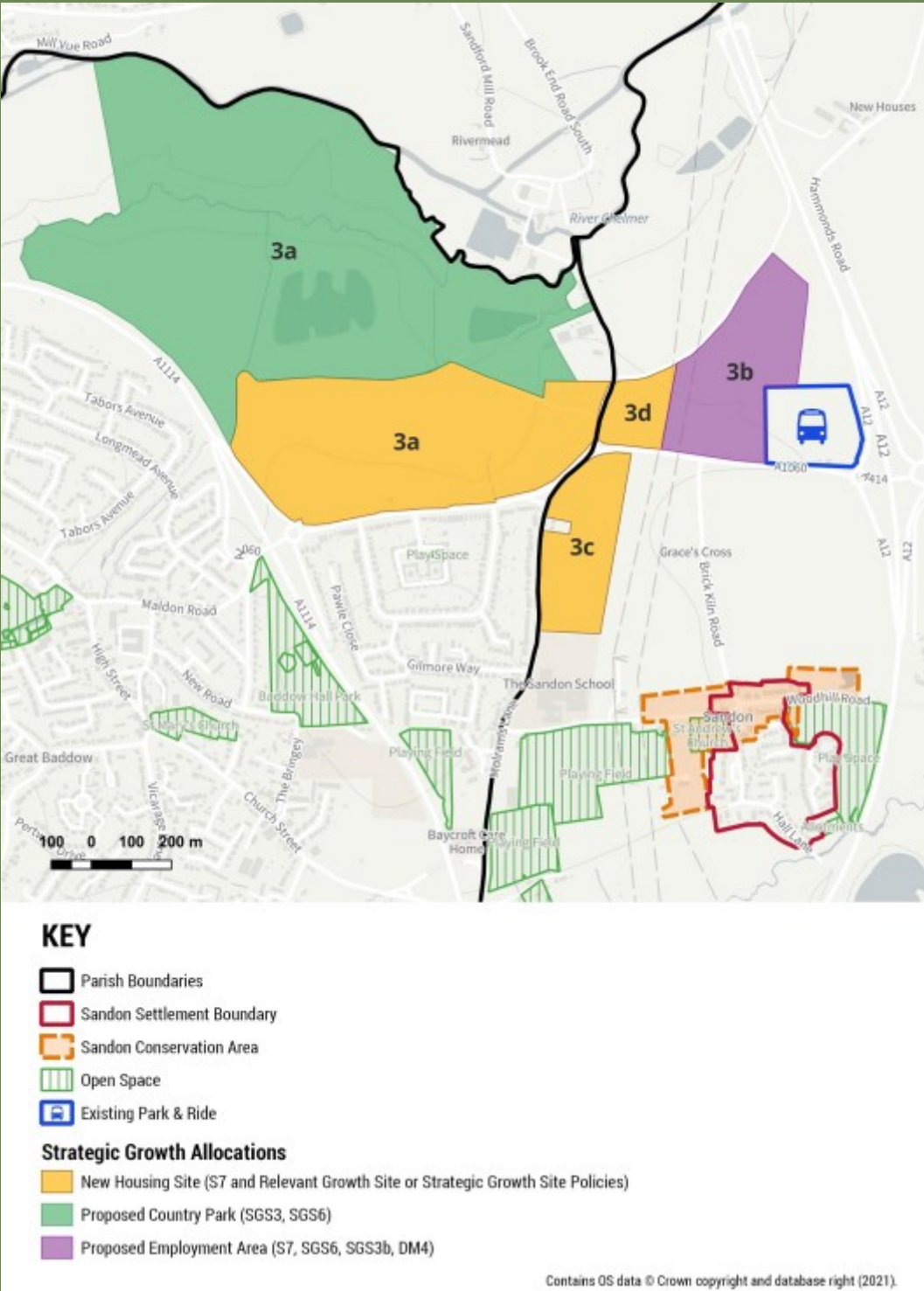
Delivery of Housing

Historical Record and General Situation

The Sandon Character and Context document (Supporting Document B) shows details of housing development from around the 1920's to 2010, with about 200 new properties built from 1970's to 2010. A small number of houses have been built during the 10-years from 2010 to 2020 – one in Mayes Lane, one on Gibcracks Chase, one in Woodhill Road, three on Southend Road and another five in progress. At the time of writing, there is planning approved for five houses on Sporhams Lane and another two on Gibcracks Chase. It is worth noting that nearly all the new dwellings have 4-5 bedrooms and that there have been multiple improvements to existing houses in Sandon, transforming small, usually 2-bedroom or 3-bedroom properties into 4, 5 bedroom and larger houses, reducing the stock of smaller houses.



Examples of houses extended
to be very large properties



Map 2 Approach To Future Delivery
Local Plan Housing Requirement for Sandon

3.16

Map 2 shows the adopted Local Plan allocates two housing sites (Strategic Growth sites 3c and 3d) in the Sandon NDP area, and a business development area (strategic growth site 3b). A further site (3a) lies just outside the parish boundary, but immediately adjacent to it.

In summary:

3.17

Site 3a - has been allocated for a delivery of 250 new homes, a new country park, and new vehicular access from Maldon Road into Sandford Mill. A masterplan has been prepared for the site and was subject to consultation in August and September 2021. This includes proposals for a new five arm roundabout on Maldon Road at the eastern end of the site which would also function as a point of access to adjacent allocation sites 3c – d, as well as allowing for a 'green link' through the site, providing a visual connection to the proposed country park. Cycle routes are also proposed through the site.

3.18

Sites 3b – d have also been subject to master planning, with the masterplan approved by Chelmsford City Council in June 2021. Site 3b is allocated for commercial office space and provision of a day-care nursery. Part of the site is also safeguarded for expansion of the Sandon Park & Ride. Site 3c, immediately to the east of Great Baddow but within Sandon parish, is allocated for 100 new homes. Site 3d, to the north of Maldon Road, is allocated for 50 new homes. In addition to the five-arm roundabout outlined above, a second roundabout is also envisaged in this masterplan, at the junction of Maldon Road and Brick Kiln Road, which will provide access to Site 3b. Cycle lanes are proposed through the site, and adjacent to the A414 Maldon Road, linking the Park and Ride with adjacent Site 3a. A green link is also proposed, sitting between land allocated for commercial development and housing.

The RCCE housing survey undertaken in 2016 sought to determine whether local people have a need for affordable or open market housing in Sandon. The net requirement for eleven homes recommended by the study (see page 26 of the RCCE survey report in Consultation Statement Appendix A7) can be satisfied by the Local Plan housing sites allocated within Sandon parish. What is important for all these homes is to get the right balance of house sizes, styles, and tenures through a set of appropriate policies.

Conclusions For the Neighbourhood Plan

The household questionnaire indicates a preference for 'affordable' housing, additional 2–4-bedroom properties to provide for first time buyers and growing families and for bungalows, as that fits with the style of several areas in the parish.

Rural Environment

The largest area of the Parish is rural and includes Sandon Brook, the reinstated Brett quarry site, agricultural land used for arable farming with its many hedges, mixed woodland, and a water meadow. The DEFRA Classification of Agricultural Land grades most of the agricultural land in the Parish as Good to Moderate, (DEFRA classification 3a and 3b).

There is a large Conservation Area which includes the area around St Andrew's church and the other listed buildings nearby, see Map 3 on page 41.

There is another smaller conservation area to the north of the Parish, which is part of the more extensive Chelmer Blackwater area, most of which lies outside of Sandon. There is a network of footpaths throughout the Parish which extend to neighbouring areas, but at present do not link with the Park & Ride. There is more detail in Supporting document C, 'The Natural Environment' .



The Sandon Oak Tree on the Village Green before its demise

Built Environment

The Parish of Sandon is situated on fairly level land, rising gently from the brook. Farmland surrounds the village centre with many trees and hedgerows. There are several designated village green areas within the parish, including the main Village Green, Butts Green, land on East Hanningfield Road between Butts Green Road and Chelmsford Care Centre and other smaller areas. The Sandon Village Green is a feature of the Sandon village settlement: it has three oak trees. These replace the Jubilee Oak, planted on Queen Victoria's Golden Jubilee in 1887 on 21st June. It split in two during a violent storm in May 1999 and was removed in 2000 when three replacements were planted.

St Andrew's Church and churchyard, The Crown pub and several historic houses and cottages surround it. The Sandon Conservation Area map at Map 3 on page 41, shows the listed buildings and other notable properties in the Conservation Area.

A detailed Character Assessment, as part of Sandon—Character and Context, is included in the supporting documents as Document A.

Transport, Traffic and Travel

The household questionnaire (HQ) showed that traffic and traffic management form a significant area of concern for many people. A detailed analysis of these issues is found in Supporting Document F (Road Safety, Traffic Issues, Footpaths, and Cycle Routes) which also proposes road safety improvements for the Parish Council to take to the appropriate authorities. A summary of traffic Issues follows.

Sandon Parish is served by 2 principal and several busy minor roads.

- The A12 links Chelmsford and East Anglia with London. It is a bypass around Chelmsford, passing through Sandon with access at Howe Green and the A414/Maldon Road. There is a constant stream of traffic on the A12 in both directions during peak periods of the day.

3.26

- The A414 is a strategic link between the A12, Chelmsford and Danbury, Maldon and the Dengie peninsular where there has been and still is major housing development bringing increasing traffic.

The A414 is identified by residents as hazardous for pedestrians and cyclists using the road and crossing to access the Park & Ride. (There are proposals within the Local Plan allocated sites to remedy this)

3.27

Within the village there is concern about the danger to pedestrians from the speed of through traffic which uses Woodhill Road as a ‘rat run’ to avoid A414 congestion and also for access to Sandon school.

3.28

There is concern for the safety of people walking along Brick Kiln Road and Hulls Lane.

3.29

The Mayes Lane/Woodhill Road/Hulls Lane junction causes concern as traffic is heavy and speeds high. Data retrieved from CrashMap.co.uk² for example shows a serious accident occurred here in 2018. Other junctions are also of concern.

3.3



The Village Green

Employment and The Economy

A list of companies within the Neighbourhood Development Plan area is shown in Consultation Statement, Appendix A6, and a Business Survey conducted (See Consultation Statement Appendix A2) . The list identifies 15

companies, and there is also a business park proposed at Local Plan allocated site 3b. The list may well miss many businesses which are located in resident’s homes. The businesses offer some employment in the local community and the hospitality outlets, the pub and garden centre/café, also serve a much wider community. The Local Plan provides for new commercial office space and an early years nursery at site 3b near to the existing Park & Ride facility, see Map 2 on page 22.

² This is a free online resource which shows, in map form, reported injury collisions by year, type and severity. It is based upon official data published by the Department for Transport using records submitted to them by police forces.

4.1

Context for Consultation

A purpose of a Neighbourhood Development Plan is to improve the opportunity for people to become involved in the planning of their area by ensuring local people engage in creating the Plan and that their views are considered from the start and during its production.

4.2

The Parish Council understands the importance of involving the whole community in the preparation of its Neighbourhood Development Plan and that it must receive a majority vote in the referendum. With this in mind, the Neighbourhood Development Plan Group was formed comprising a mix of Parish Councillors and residents. This working-group met together regularly and, when appropriate, with consultants to facilitate the smooth running of the process.

4.3

As well as the residents of Sandon, consultation has included the people who work regularly in the Parish and local businesses. The Parish Council also consulted with stakeholders, i.e. those people or organisations with a stake or interest in a particular issue because they will be directly affected by the outcome, have a technical or a professional interest: Sandon school, Women's Institute, local Scouts.

4.4

The main steps in engaging with the parish community have been:

- Information Evenings, during the Parish Annual Meetings.
- Parish-wide Household Questionnaire, see section 4.8 below
- Face-to-face meetings with targeted community groups
- A stall at the annual Church Summer Fetes and leaflets at the 'Tea on the Green'.
- A stall at the annual Church Christmas Fayre
- Facebook interactions including a request for residents to identify sitings of rare species of flora and fauna
- Facebook and local forums engagement with consultation

Chapter 4
Community Engagement
4.5

Details of interactions with the community including Community Groups, and the Local Business Community are included in the separate Consultation Statement. A summary of the results from these interactions are covered in the following paragraphs.

Target Groups

4.6

The Parish Council has sought to involve the following groups during the process of producing the Neighbourhood Development Plan: The local community, including Sandon school, the Scouts, the business community of the Parish of Sandon and the surrounding area and other groups and organisations within the Parish of Sandon.

Methodology

4.7

The Parish Council and Sandon NDP group used a range of methods to communicate with local people and relevant bodies about the Neighbourhood Development Plan including:

- The Parish-wide Household Questionnaire which was a comprehensive questionnaire delivered to every household. The Summary of the results from the Household Questionnaire were shared at the annual meeting and available on the NDP website and a summary was sent out in 'Sandon Topics.'
- A Housing Survey Report conducted by RCCE.
- Exhibitions and Events – use was made of existing events to present information and to provide opportunities for residents to ask questions and to provide verbal or written feedback on questionnaires, forms and discussion boards.
- Printed material – Plain language was used as far as possible, and efforts were made to avoid jargon and to explain technical terms. Printed material was available from the Parish Council, was sometimes hand-delivered, but was posted where the Council considered this to be appropriate. Responses were invited by paper copy and via email.

- Newsletters – Sandon Topics and The Sandon Voice, village magazines for Sandon, which are delivered free of charge to every household in the Parish, have included regular updates, progress reports and invitations to events.
- Website – Information was made available on the Sandon NDP website www.ndp4sandon.co.uk
- A Facebook site for interaction on Neighbourhood Development Plan matters.
- The Neighbourhood Plan Working Party members and all Parish Councillors had an important role to play both in expressing the concerns of residents and interested parties and in the distribution of information to their community. Parish Council meetings and NDP group meetings have been open to the public, who were welcome to attend, to observe and to scrutinise the on-going work directly.
- The Parish Council arranged events in the Sandon School Hall and piggy backed on other events in Sandon Village Hall. These venues are readily accessible to people living in the Parish. Events were held at times that allowed the maximum number of people to attend.
- The NDP group produced a film of the village and a voice-over explaining how the group planned to set about producing a Sandon NDP. The Film was shown at the Annual meeting to raise awareness of the NDP process, and it is available on YouTube.

Parish - Wide Household Questionnaire (HQ)

After the initial meetings, it was agreed that a questionnaire (HQ) should be prepared to invite all parish residents of voting age to provide their views on the future shape of the Parish. The HQ was a rigorous and systematic examination of Parish residents' views that was delivered to every household in the Parish. The HQ was designed to provide evidence of residents' views on existing features and characteristics of the Parish and on potential developments, new homes, and additional facilities. The HQ was delivered in February 2018, an online version was available, and results were collected through March 2018.

The Household Questionnaire and the full results of the questionnaire are in Consultation Statement Appendix A1.

Key Conclusions

From the analysis of evidence and from the results of community engagement and Parish-wide Household Questionnaire the following main conclusions were identified, which the Sandon Neighbourhood Development Plan seeks to address. See page 31.



View from Southlands



Sunrise in Sandon

SANDON NEIGHBOURHOOD DEVELOPMENT PLAN

Chapter 4 Community Engagement

Table 6

	Table 6 Key Conclusions
A	There is a wish to preserve the character of this rural Parish
B	There is a wish to preserve, maintain and enhance green spaces and the Village Greens.
C	There is a wish to protect and enhance the natural environment including woodland and wildlife in the parish.
D	There is a wish to protect the open green space which separates the Parish from neighbouring local settlements.
E	Community facilities which are highly valued such as the Village Hall, sports facilities and play areas should be maintained and improved.
F	There is a need for affordable and 2–4-bedroom houses for young families and maybe elderly people
G	Sandon Parish is to be the subject of large scale development in the north of the Parish in compliance with the Local Plan. There is a need to integrate this development into the Parish through good design and to develop the current inadequate infrastructure to enable this.
H	It is important to conserve, maintain and enhance historic buildings in the parish
I	There is a need to build using traditional materials which respect current housing styles
J	Attention should be given to improving footpaths and developing safe cycle paths especially to the Park and Ride, to connect to local/national networks and to assist travel, leisure, and integration.
K	Traffic within the Parish needs to be managed to improve road safety especially for pedestrians by reducing traffic speeds and flows.
L	There is a need for improvements to the A414 & A 1114 to reduce travel delays, traffic noise, pollution and to increase safety.
M	There is concern that traffic flow through Sandon will increase because of new residential developments in Maldon.
N	Access and safety at A414 and Woodhill Road should be addressed.
O	Encouragement should be given to small businesses to thrive and improve as long as they do not conflict with the rural nature of the parish.

A Vision for Sandon

The overall purpose of the Neighbourhood Development Plan is to safeguard the distinctive character and attributes of the Parish, whilst enabling the parish to grow, maintain a healthy rural economy and change in tune with the shared values of residents.

Vision Statement

In 2036 Sandon will continue to be an attractive historic Parish with its Village Greens, surrounded by open countryside and with a range of good quality housing, recreational and other facilities that meet the needs of local people while maintaining a cohesive and integrated rural community.

Sandon Objectives

Sandon Objective 1:

To protect and enhance biodiversity and the natural environment of the Parish which will help respond to the threat of climate change, maintain the rural character of the Parish and its separation from nearby communities.

Objective 1 seeks to ensure that the attractive rural character of Sandon and surrounding countryside is preserved and, where opportunities arise, is improved. It addresses Key Conclusions A, B, C, D, and backs policies SAN G1 and SAN H1.

Sandon Objective 2:

To preserve and where possible enhance the historic character of the Parish and to enhance the quality of the built heritage and their setting,, archaeology and historic landscape features.

The purpose of Objective 2 is to protect the historic environment of Sandon Parish and to ensure that any new development is built to a good quality design standard. It deals with Key Conclusions A, G, H, I, and backs policy SAN D1.

Chapter 5
The Future of Sandon

5.5

Sandon Objective 3:

To protect and enhance open green spaces and recreational facilities within the Parish, ensuring spaces are multifunctional in order to maximise health and well-being benefits to the community and to provide good access to these amenities.

The purpose of Objective 3 is to ensure that open green space and open countryside is protected and available for recreational use. It deals with Key Conclusions B, C, D, E, J, and backs policy SAN G1

5.6

Sandon Objective 4:

To support housing that responds to the needs of all sectors of the community , including market and affordable housing, accommodation that is or can be made adaptable for a variety of life stages, including independent living housing for older people and people with disabilities, elderly accommodation and care and reflect quality of place, the character and quality of the built and natural environment.

The purpose of Objective 4 is to support housing developments in accordance with the Local Plan policies but require them to be proportionate to the local scale, responsive to the needs of the parish, as well as making provision for the kind of housing that is needed within the Parish dealing with Key Conclusions F, G, and backs policy SAN H1 and SAN H2.

5.7

Sandon Objective 5:

To require that new developments are designed to ensure Sandon continues to be a sustainable settlement.

Objective 5 requires that any new development is designed to the best standards of design and takes every opportunity to contribute to the achievement of sustainable development whilst respecting the historic character and rural setting of the parish.

It deals with Key Conclusions A and G and backs policy SAN D1

5.8

5.8

Sandon Objective 6:

To require that the infrastructure within the Parish has the capacity to accommodate new development without adversely affecting the local environment.

The purpose of Objective 6 is to ensure that local infrastructure is able to cope satisfactorily with any additional demands placed on it by new development. It deals with Key Conclusions G, H, K, L, M, and backs policy SAN T1 by new development. It deals with Key Conclusions G, H, K, L, M, and backs policy SAN T1

5.9

Sandon Objective 7:

To actively support measures for connectivity for the proposed new large scale developments to the north of the Parish with the rest of the Parish. Objective 7 promotes measures to encourage easier access and integration with the rest of the Parish and its facilities. For example a safe and secure network of footpaths, wheelchair access where possible, cycle ways and bridleways. It deals with Key Conclusions G, J, K, L, backing policy SAN T1.

5.10

Sandon Objective 8:

To support and improve local community facilities such as the Churches Pub, garden centre and Village Hall and Sports Club.

Objective 8 seeks to protect and where possible improve community facilities in the Parish. It deals with Key Conclusions B, C, E, H, O, and backs policies SAN CF1 and SAN E1.

5.11

Sandon Objective 9:

To support measures to improve highway safety, reduce the speed and quantity of through traffic, and improve sustainable transport options such as cycle routes, bus services and the local footpath network.

Although highway matters are the responsibility of Essex County Council, Objective 9 seeks to take opportunities to improve road safety and upgrade provision for the more sustainable forms of transport, when they arise. It deals with Key Conclusions G, J, K, L, M, N and backs policy SAN T1,

Sandon Objective 10:

To support initiatives which meet the needs of the local economy and local businesses, while at the same time preserving the rural nature of the village. Employment opportunities in residential areas will be supported where they are appropriate to Sandon in terms of scale, character, and traffic impact.

Objective 10 seeks to sustain existing local small businesses and encourage new small business to become established, where it fits with the rural nature of the surroundings. It deals with Key Conclusion O and backs policy SAN E1.

Butts Green Garden Centre



6.1

Introduction

The Parish Council, through its development of a Neighbourhood Plan, seeks to develop a set of principles that are intended to shape good, locally responsive patterns and forms of development. This would address individual concerns and should produce a more harmonious and less controversial process that will be more acceptable to the majority of residents and have a greater chance of success in the referendum.

6.2

The policies in the Neighbourhood Plan are based on evidence gathered from local surveys, official statistics, and existing publications, and on the views, comments and ideas of the local community expressed in response to the various consultations conducted as the Neighbourhood Plan was being prepared.

6.3

The evidence underpinning the Neighbourhood Plan is summarised in Section 3, About Sandon. The consultation process and the responses received from the local community and key stakeholders are summarised in Chapter 4, Community Engagement. The summary of conclusions arising from the Community Engagement, the vision statement and Objectives are contained in Chapter 5. The full report of community consultation events, activities and responses is included in the Consultation Statement.

6.4

The policies for Sandon have been prepared to satisfy the legal requirements for Neighbourhood Development Plans as shown in the Basic Conditions Statement.

6.5

The policies in this Neighbourhood Development Plan seek to deliver the aspirations and needs of the local community within the framework set by the overarching legal requirements for neighbourhood development plans.

6.6

The Neighbourhood Development Plan should be read in conjunction with the Local Plan. Proposals will be determined against all relevant policies.

6.7

The Parish of Sandon is scheduled to receive substantial additional housing developments under the CCC Local Plan 2020-2036, in terms of two Local Plan allocated housing sites (Map 2 on page 22).

6.8

The first of these allocations is for a 7.24 hectare site to the north of Sandon village, adjacent to Molrams Lane and Maldon Road, A414, (CCC Policy 3c), for approximately 100 dwellings.

6.9

The second is to the north of Maldon Road (CCC Policy 3d) and is allocated for approximately 50 dwellings. The area is 2.72 hectares.

6.10

The net requirement for affordable and open market homes indicated by the RCCE Housing Survey Report (eleven homes, see Table 6-1) could be satisfied within the Local Plan allocated housing sites within the Parish and so no special provision for these is needed.

6.11

This Neighbourhood Plan stresses the importance to the Parish of obtaining the right balance of house sizes, styles, and tenures in the above developments through a set of appropriate Policies described below.

6.12

The Defined Settlement Boundary for Sandon is shown in Map 1 on page 5. Land outside the Sandon Defined Settlement Boundary is considered as the rural area. Proposals for new housing development in the Parish, both within and outside the defined settlement boundary, must comply with all relevant policies in this Neighbourhood Plan.

	<p>Sandon Village setting</p>
6.13	<p>'The purpose of Policy SAN H1 is to help retain the separate identity of Sandon village from Chelmsford and Great Baddow (see Map 3), to prevent coalescence and enhance the sense of openness surrounding the village'. This will also help preserve and enhance the setting of the Sandon Conservation Area and secure a connected network of green infrastructure linking around Sandon through proposed growth areas towards the new country park.</p>
6.14	<p>In consultation undertaken for the Neighbourhood Plan a clear preference was expressed regarding protecting the countryside and, in particular, to prevent coalescence with neighbouring communities and to maintain a 'village' feel.</p>
6.15	<p>This is recognised in the Chelmsford Local Plan, being reflected in Strategic Growth Policies for Sites 3B – 3D. The policies associated with these sites note that design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to preserve the character or appearance of the surrounding area and pay specific attention to the Sandon conservation area.</p>
6.16	<p>The Sandon conservation area covers the central part of the historic village and is relatively unspoiled, retaining historic buildings around the Village Green. The area encompasses St Andrew's Church, the Old Rectory with the village hall to the west and the main village green and village centre. The surrounding area is essential to the character of and forms part of the setting of the conservation area, and which must be given due consideration in any proposal for development.</p>
6.17	<p>Sandon is a small historic village, close to the urban area of Chelmsford to the west and enclosed by the A12 to the east, giving it a distinctive and defined setting. Whilst it's acknowledged that the setting of the village is under pressure, the physical separation should be maintained.</p>

Chapter 6
Policies for Sandon

6.18

The supporting document B, Environment, Green Spaces and Views shows the open nature of the area surrounding Sandon Village as well as views within the Parish. Residents especially value views which demonstrate the village feel and separate identity of Sandon, such as on entering and leaving the village. The photographs show the green space and rural feel of the countryside closely surrounding the village. The built form of Gt Baddow, and so Chelmsford, continues to extend towards and now into the Parish of Sandon. Sandon is a small village with a strong rural character. The village is characterised by predominantly small scale, maximum two storey, low density residential dwellings, surrounded at the village edges by open countryside. The encroachment of large scale housing developments into the Parish could have a significantly detrimental impact on its character and appearance.

6.19

To maintain the rural character of the Parish, it is important that there is no coalescence between the built form of Gt Baddow and the village of Sandon. Open countryside in the north and west of the Parish, (including land adjacent to A12/ Southend Road) is therefore vital in maintaining a Sandon village setting and identity.

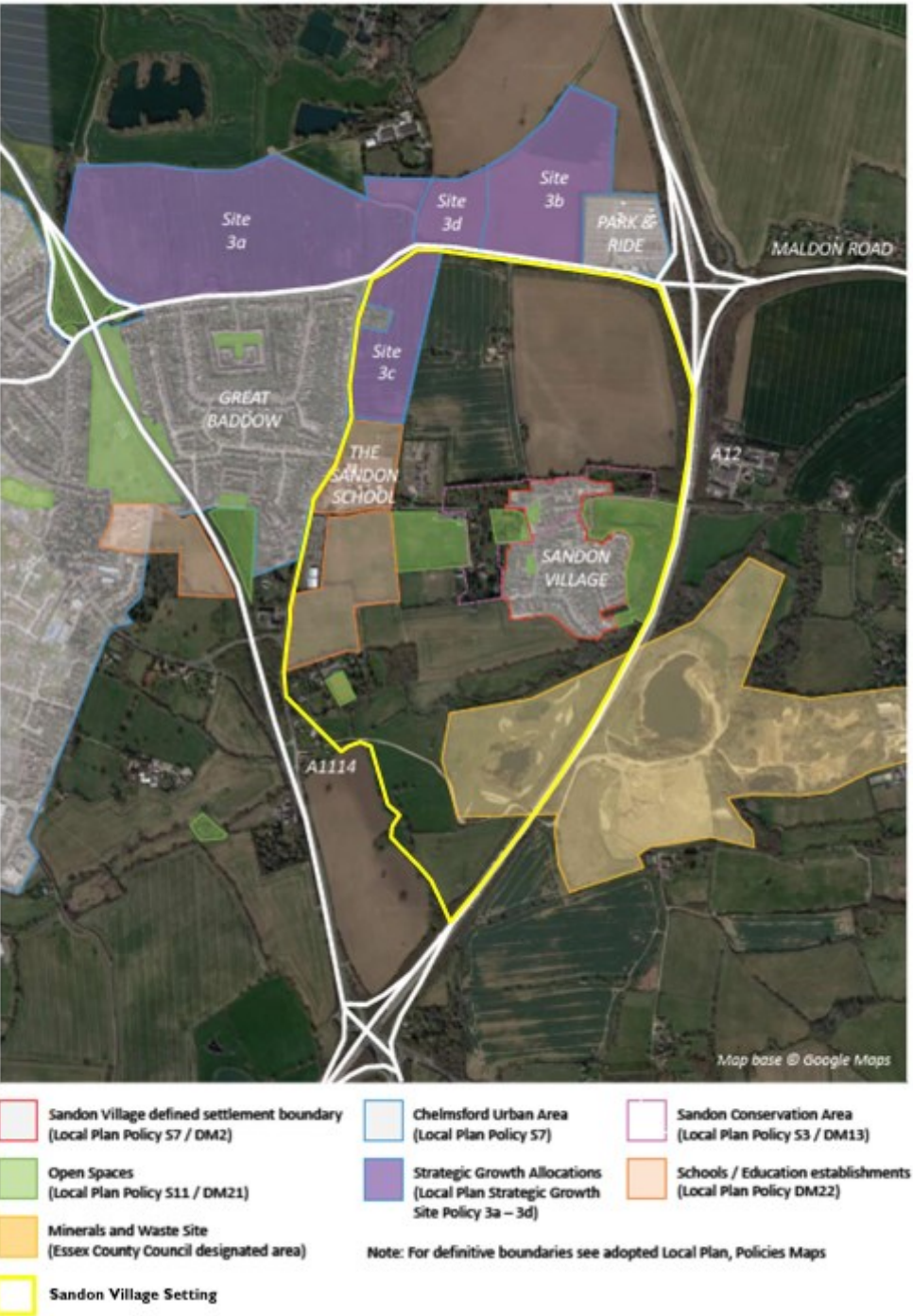
6.20

POLICY H1 Sandon Village setting

- A. Development proposals will be supported which
 - i. Demonstrate how the proposal safeguards the open character of the setting of Sandon village; and
 - ii. Maintain the separate identity of Sandon Village and do not, individually or cumulatively, result in coalescence with neighbouring settlements; and
 - iii. Where possible, make use of previously developed land and existing buildings; and
 - iv. are of a scale and visual appearance which will not detrimentally impact upon the rural character and appearance of Sandon Parish.
- B. Proposals for major development i(as defined in the Glossary of the NPPF) in the setting of Sandon Village, see Map 3, will need to be accompanied by a visual impact assessment that clearly indicates the impact of development on the character and appearance of Sandon village and the surrounding countryside, and which shows how this will be mitigated

Map 3
Sandon Village setting

Sandon - Village Setting



6.21

The National Planning Policy Framework says that the planning system should deliver a wide choice of high-quality homes and that it should provide for a mix of housing types based on current and future demographic trends, market trends and the needs of different groups in the community.

6.22

The purpose of Policy SAN H2 is to ensure that new housing reflects the needs of the local community, providing a mix of housing for people at different stages of their life, and thus supporting a mix of households.

6.23

Policy SAN H2: Housing mix, type, and tenure

- A. All proposals for new housing developments within the Parish must demonstrate how the types of homes provided will contribute to a balanced mix of housing in Sandon Parish. New development will be supported where:
 - i. The size and mix of the dwellings, are consistent with the adopted Local Plan, (Policy DM1).
- B. First Homes provided as part of affordable housing shall be discounted by a minimum of 30% against market value. Such provision will be supported under this policy.

6.24

Policies for Design

Sandon is a historic settlement in attractive open countryside and the community responses to consultation were clear that this is a valued part of the distinctive character of the Parish. It is therefore vitally important that new development is well designed to complement the local historic environment, to preserve and enhance the natural environment and the surrounding countryside, to protect and improve open green space and to provide a quality living environment for residents.

6.25

The Sandon History document (Appendix B) identifies several character areas in the Parish and describes their distinctive built and environmental character. These are mapped in Map 4 on page 43, and characteristic features of each area summarised in Table 8 on page 49.

6.26

To protect and enhance the rural character of Sandon it is important that the design of new development has regard to the character of the area in which, or adjacent to which, it is located. In this context it is important to note that good design is not about copying the style of neighbouring buildings but making a creative response to the defined character of the adjacent area concerned and to provide a quality living environment for residents.

6.27

There are also a number of heritage assets across the Neighbourhood Plan area. These include those in the conservation area (Map 5, page 46) and other listed buildings.

6.28

Heritage assets are listed in Table 7, page 44. They contribute towards the character of Sandon. They help understand the growth and evolution of development in the Parish, its rural nature and sense of identity separate from Chelmsford. These assets, architectural forms and materials can be used as design cues for new development. Where appropriate, innovative design that responds to the architectural language, scale and form of heritage assets, will be encouraged. In line with national guidance, development proposals are required to conserve and enhance heritage assets.

Table 7

Name	Location	Type of asset
Grace’s Cross	Brick Kiln Road	Listed house
Gilbert Hunt’s	Butts Green	Listed house
Butts Green Hall	Butts Green	Listed house
Sandon Hall and Barn	Bridleway, Howe Green	Listed house
Mayes Farm	Mayes Lane	Listed house
The Old Rectory	Rectory Chase	Listed house
St Andrew’s Church and Churchyard	The Green	Parish Church
Sandon Place and Outbuildings	Woodhill Road	Listed house
The Forge	Woodhill Road	Listed house
The Post House	Woodhill Road	Listed house
The Coffee House	Woodhill Road	Listed house
Sandon Lodge	Woodhill Road	Listed farmhouse
Protected lane	Sporhams Lane	
Pill Boxes	Various places	WW2 defences

Table 7: Heritage assets in Sandon Parish

Section 12 (Paragraph 126-136) of The National Planning Policy Framework sets out the importance of achieving well-designed places. It recognises that good design is indivisible from good planning. Good design creates better places in which to live and work. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

Map 4

Map 4 The Sandon Conservation Area



6.30

The CCC Local Plan provides a framework for securing good design in new development. It recognises the need to conserve and enhance the historic environment in the light of pressure for growth and change, and it promotes high quality and locally distinctive design which responds to the character of local areas. This is important not only in historic areas, but also in rural settings where the design of new buildings is vital in preserving the rural character of the area. They have also adopted Making Places Supplementary Planning Document <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/supplementary-planning-documents-and-planning-advice-notes/>

See also Map 1 on page 5.

6.31

New development should also embody good design practice in creating sustainable settlements which are integrated with their setting both functionally and aesthetically. Important factors in achieving this include convenient pedestrian, wheelchair and cycle access, and bridleway where possible, integrating and enhancing important environmental features, contributing to overall Parish design quality, and creating safe pedestrian and cycle environments.

Chapter 6
Policies for Sandon

6.32

The Parish building style has developed over the last seven hundred years using some local materials. Most houses are no more than two storeys. In the main, screening for housing plots is provided by hedging and fencing. In the newer developments, open plan is common but, in most cases, the open space has been planted with some trees and bushes.

6.33

The Parish has several listed buildings and houses of historic interest as identified in 'Sandon Character and Context' which is Supporting Document A. These buildings will be protected to ensure that any development respects and preserves their setting, form, and character so that any special architectural or historic interest is maintained.

6.34

New development should have due regard to the density, scale, layout, appearance, architectural detailing, materials, and history of the surrounding area. A characteristic of any rural residential development is the reasonably generous ratio of plot to building plan area. In Sandon, premium developments such as Chalklands, The Old Orchard, The Tythings and Sandon Brook Manor have housing densities of less than 10 houses per hectare. The Neighbourhood Development Plan will not seek to be prescriptive with respect to housing density but places emphasis on good design and layout which fits the vernacular of the Parish and the development's setting within the Parish and in relation to adjacent buildings.

6.35



Good design is not just a matter of appearance, but also about the functionality of the development and its relationship to its surroundings. Good design is not about imitating past styles or preventing innovative modern design. The aim is to create a site-specific and creative design, which responds to the form and the locally distinctive materials of its surroundings but does not merely copy neighbouring buildings or their details.

View of a house in Sandon

Policy SAN D1: Design and Character in Sandon Parish

- A. Proposals for development in Sandon Parish must contribute to quality of place by taking a design-led approach that has regard to the Essex Design Guide and which have regard to the key features of each character area in the Parish as illustrated in Map 5 and summarised in Table 8.
- B. Development proposals will be supported which:
- i. Respect the rural nature and historic context of the parish and be designed to give an impression of spaciousness and variety with uniform houses and plots being avoided; and
 - ii. Consider the density of any new development which must be in character with the surrounding area.; and
 - iii. Respect the open landscapes of the Parish, any new development which is adjacent to open space be sensitively designed to conserve or enhance the setting and character of the space; and
 - iv. Avoid apparent excessive bulk of houses by careful design of roof elevations in general restricting dwelling height to two storeys.; and
 - v. Where enclosure of plots is planned, create a sense of open space from plot to plot; by use of sustainable native hedging or open style fencing.; and
 - vi. Where applicable are assessed through the City Council's Livewell Accreditation Scheme, available via this link:
www.essexdesignguide.co.uk/media/2275/eldp1024-livewell-accred-scheme-award-doc-a4-28pp-v7.pdf
- C. Proposals for new development should incorporate sustainable building design and construction measures which minimise waste reduction, reuse and recycle materials, and use sustainable materials, including in relation to their procurement.

Map 5 Character Areas within Sandon

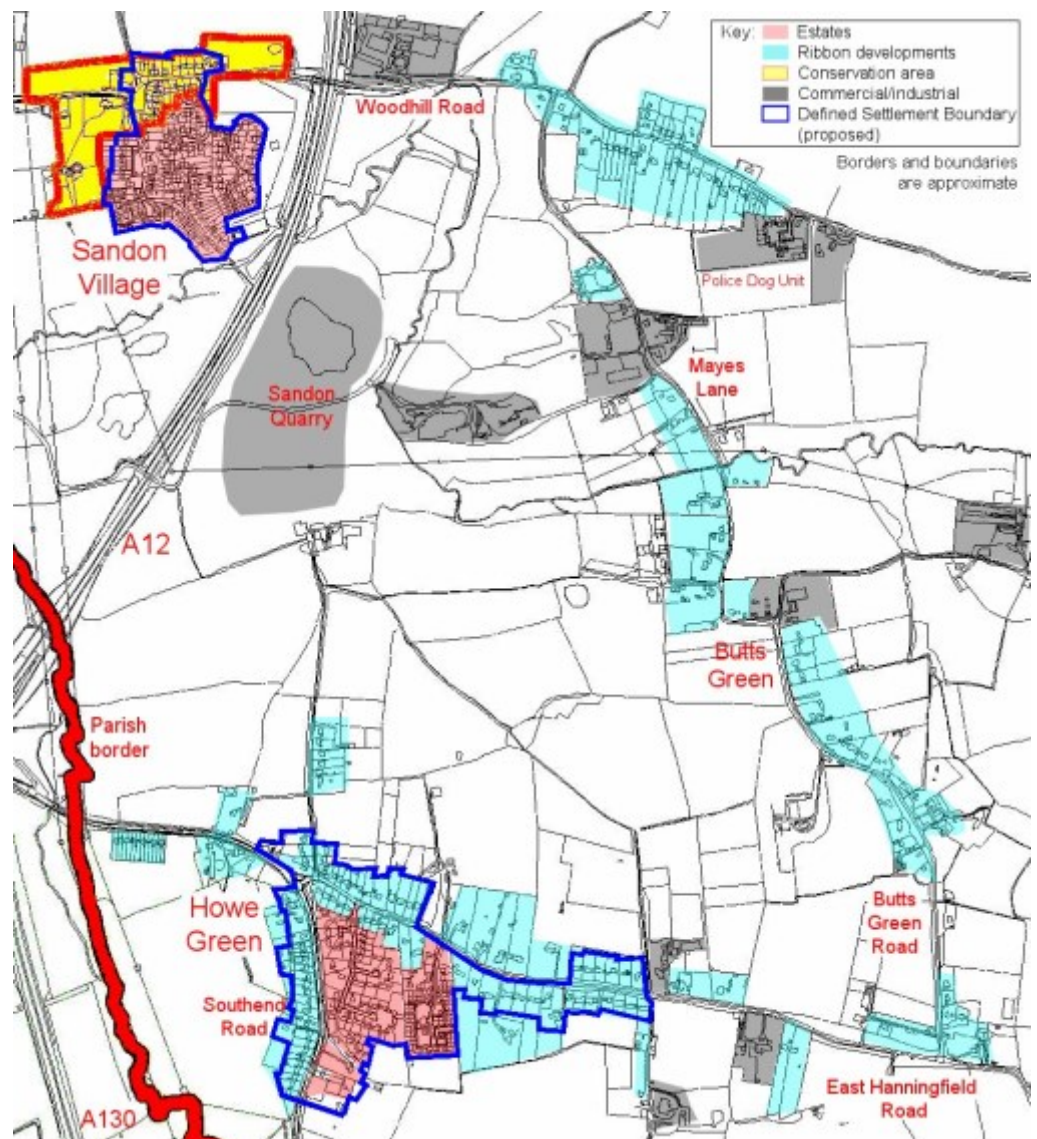


Table 8: Summary of key features within each of the character areas
in Sandon Parish

Character Area	Positive Character Features
Housing Developments (Estates)	<ul style="list-style-type: none"> * Most estates are largely open plan with enclosed rear gardens but with no defined borders at the front. * Where frontal areas are defined, it is usually by shrubs or small hedges, rather than larger hedges or walls. * Most detached houses have garages, either attached or integral. * The estates benefit from a mostly open plan style
Ribbon Developments	<ul style="list-style-type: none"> * Properties are set back from the road * Entrances to properties maintain the rural character of the lane they are located on by using soft boundary types and resisting imposing gates and piers. * These areas have a close relationship with the countryside
Conservation Area	<ul style="list-style-type: none"> * This is the oldest part of the village and has a distinct feel to it, in no small part due to the fact it contains several listed buildings * The open aspect of the Village Green and views of the Church * The pond at Gablefields is recognised as an important asset to the village
Commercial/Industrial	<ul style="list-style-type: none"> * At Sandon Lodge Farm barns have been converted into industrial units and the area is well screened by trees from Woodhill Road. * The Crown Public House is a listed building dating back to the 18th Century and overlooks the Village Green with its three oak trees

6.37

Policies for The Rural Environment

Sandon's rural character is defined by the extent of green space at the heart of the village settlement and the surrounding open countryside within the parish, comprising of farmland and woodland. The responses to questionnaires and consultations with the residents have overwhelmingly supported the protection of the natural environment and green spaces. It is therefore essential to protect these areas from inappropriate development.

6.38

Many of the residents surveyed thought that retaining Sandon as a village surrounded by fields and countryside is very important. More detailed information about the biodiversity and ecology, together with maps are found in Supporting Document B (Green Spaces and the Natural Environment).

NPPF (179) says: in Habitats and biodiversity.

To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation;
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

6.39

The whole of the Neighbourhood Plan area is within the overall zone of Influence of the Essex Coast RAMS, which has been adopted by the City Council as SPD. All new development in Sandon which results in a net increase in new homes, however small, will need to provide financial contributions towards the mitigation measures. The RAMS SPD sets out how mitigation measures will be funded, with the Planning Obligations SPD adopted by the City Council

The purpose of Policy SAN G1 is to ensure there is a requirement to enhance and protect the biodiversity and ecology of the natural environment as a result of development. It is also the intention to develop opportunities for the conservation and enhancement of the natural environment, which is in line with the National Planning Policy Framework (Section 15 Conserving and Enhancing the Natural Environment)

Development proposals will be expected to take opportunities to protect, enhance and extend the network of landscape and wildlife corridors between existing open spaces and habitats as a means of mitigating the impacts of development on biodiversity. Efforts should also be made to conserve the environment for nocturnal species, through the avoidance of street lighting and mitigating the impact of domestic external lighting.

In recognition of the Climate Emergency and ahead of the Environment Bill receiving Royal Ascent and coming into effect applicants are strongly encouraged to submit a biodiversity net gain plan as part of development proposals. Net gain should ideally be achieved through on- site measures and be demonstrated through use of the Natural England / Defra Biodiversity Metric³ (current version 3.0 or any updates to this published at the time an application is made). This also includes a small sites toolkit of relevance to infill sites and small development opportunities that may come forward in Sandon outside of the allocations in the Local Plan. The greening of development sites can take a variety of forms and may include the use of landscaping, green roofs, walls, and sustainable urban drainage systems which increase biodiversity value and augment existing habitats.

³See: <http://publications.naturalengland.org.uk/publication/6049804846366720>

Policy SAN G1:

Protection and Enhancement of the Natural Environment.

- A. To avoid adverse in-combination recreational disturbance effects on European Sites, all new residential development shall make an appropriate financial contribution towards mitigation measures as detailed in the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document.
- B. Development proposals should manage impacts on biodiversity and secure a net biodiversity gain of at least 10%, where proportionate to the scale of the proposal, to be provided on site wherever possible. This should be informed by current site conditions and with any proposed habitat creation being appropriate to local context. Where measures are proposed off-site these should be located as close as possible to the development site. It must be demonstrated that proposed off-site measures are deliverable.
- C. A biodiversity net gain plan shall be submitted as part of planning application material. This should be prepared in accordance with the most up-to-date version of the Natural England / Defra Biodiversity Metric at the time of application.
- D. Development will be required, where appropriate, to contribute towards the delivery of new green and blue infrastructure which develops and enhances a network of multi-functional spaces and natural features. Chelmsford City Council's Planning Obligations SPD may be helpful to applicants, available via this link:
www.chelmsford.gov.uk/media/gzrfz1wm/planning-obligations-spd.pdf
- E. All new building proposals will be required to conserve and, where appropriate, enhance the network of habitats and species associated with Wildlife Corridors and improve the connectivity between them. Supporting Document B: Environment, Green Spaces and Views provides some background, particularly on habitats and species, available via this link (from Page 11): www.chelmsford.gov.uk/media/0ohizqvw/neighbourhood-plan-supporting-documents-a-b-and-c.pdf Further evidence is provided by the Chelmsford Green Infrastructure Strategic Plan, which has influenced Policy SAN G1, particularly from Sections 4.3, 4.5, 4.6, and 5, available via this link: www.chelmsford.gov.uk/media/52fj1wk0/eb-021a-chelmsford-green-infrastructure-strategic-plan.pdf

6.44

Policies for Transport

The key conclusions from consultation with the residents in the Parish, expressed concern about the limited but efficient public transport services, lack of cycle ways and the importance of existing footpaths. Their concerns were the volume and speed of traffic passing through Sandon to and from Chelmsford using Woodhill Road, the quantity and congestion of traffic on the A414, the poor pedestrian and cycle access from Sandon Village to the Park and Ride facility and safety concerns at three road junctions (See Supporting Document C: Road Safety and Traffic Issues.

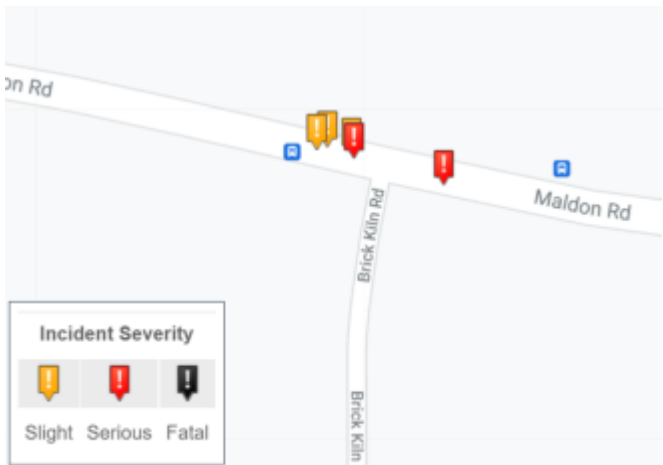
6.45

The most common causes of complaint by residents of Sandon Parish are concerns about the inability of infrastructure to cope with traffic and the level of congestion and delay experienced when using the A414, a major route linking Chelmsford and Maldon. This situation is likely to worsen as more housing is built in the Parish, in the neighbouring Parish of Great Baddow and Maldon and beyond.

6.46

CrashMap data² provides evidence of the danger on the A414. Since 2016 there have been two serious accidents and three slight accidents at the A414 / Brick Kiln Road junction (see map 6 below).

Map 6



Map 6 Map displaying location and severity of accidents between 2018-2020 at the Brick Kiln/A414 (Maldon Road) junction (Source: CrashMap.co.uk)

² This is a free online resource which shows, in map form, reported injury collisions by year, type and severity. It is based upon official data published by the Department for Transport using records submitted to them by police forces.

SANDON NEIGHBOURHOOD
PLAN

Chapter 6
Policies for Sandon
6.47

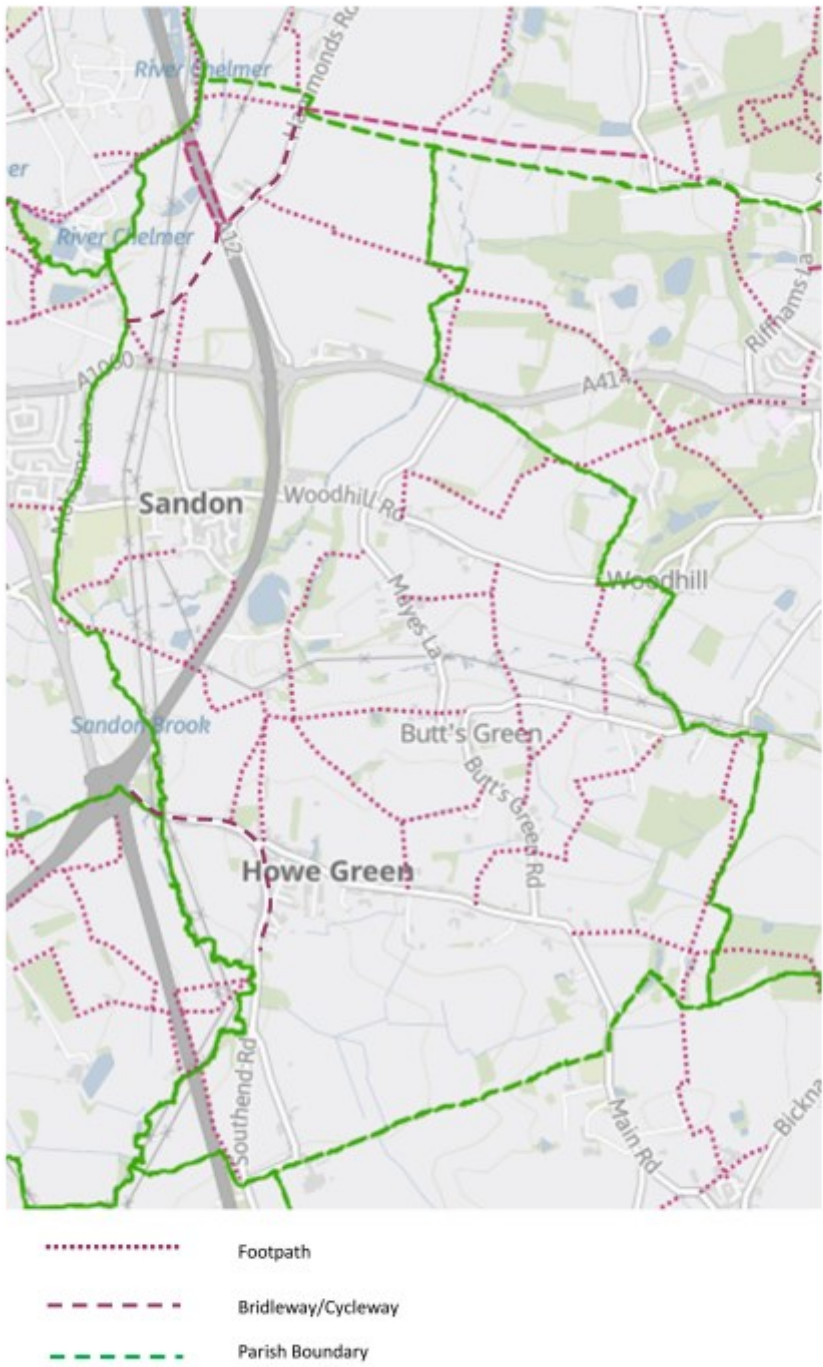
Map 7
Multifunctional Pedestrian
and Cycle Networks

Sandon Brook



Rural footpaths are an important feature of the parish. There is a wide network in the surrounding countryside, as shown in Map 7 below

Map 7 Multifunctional Pedestrian and Cycle Networks



The government recognised the benefits of cycling and walking in July 2020: 'Tackling the causes of ill health, not just the symptoms, is vital to help reduce demand on the NHS, and taking up cycling has been proven to offer huge benefits for people's physical and mental health. The new plan aims to build on the significant increase in the number of people cycling during the pandemic. It sets out a comprehensive, long-term vision to increase active travel and embed the benefits of walking and cycling into how we live, work and get around.'

The NPPF, at paragraph 100, states that planning policies and decisions should enhance and protect public rights of way and access, including opportunities to provide better facilities for users. Guidance published by the Department for Transport for the design and delivery of new cycle infrastructure,⁴ should be followed, helping to create a network of routes that make cycling a safe and attractive proposition for all ages and abilities. Equally, best practice guidance and advice in respect of green walking routes and bridleways, such as that issued by Sustrans,⁵ should be followed to support access and movement by all.

The residents have expressed their concerns about the lack of safe footpaths/pavements on Brick Kiln Road, Woodhill Road and East Hanningfield Road. Also of great concern to residents is the lack of safe crossing places on the A414 to access the Park & Ride. Woodhill Road and East Hanningfield Road paths are considered to be very difficult to provide and it is noted that there are verges which can be used by pedestrians. The planned new development 3B, C, D master plan will resolve the A414 safe crossing issue. (See Map 8 for a proposed path connecting Sandon Village and the Park and Ride.)

The purpose of Policy SAN T1 is to retain, protect, and where possible improve and extend, the footpaths (shown on Map 7 on page 54) and to ensure continuing access to and through the surrounding countryside for the better health and wellbeing of parishioners and visitors .

⁴ <https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>
⁵ <https://www.sustrans.org.uk/for-professionals/infrastructure/walking-and-cycling-infrastructure-design-guidance>

The lack of safe cycle ways is a common complaint from residents with the increase of traffic on not only the main roads but side roads. It is desired that there are links made within the Parish, to the Park & Ride and to neighbouring settlements, with National Cycle Ways. Indeed, there are only a few designated cycle routes in the Parish which means that cyclists are at great risk on local roads. A cycle route between the main village settlement and the Park & Ride would encourage cycling and provide a much safer environment for them. The Essex Cycling strategy supports safe walking and cycling routes with appropriate surfaces and lighting that are accessible to all, are convenient to reach and link to places where services are located. A bridleway could also be included.

Essex Highways has launched proposals for new cycle routes in Essex as part of the Local Cycling and Walking infrastructure Plan (LCWIP). Unfortunately, these do not extend to include any proposals for Sandon. The Parish aspires to a network of cycle routes that connect Sandon with Chelmsford City Centre and specifically with National Cycle Route 1, in accordance with the Essex Cycling Strategy .

Policy SAN T1 requires new development proposals to take the opportunities available to link up with existing footpaths and cycle routes, and to create safe new routes where possible, both across and beyond the Parish. Development that supports and helps facilitate an improved walking and cycling network will be supported. Equally, the Parish is keen to collaborate with partner organisations to explore the feasibility of delivering new and improved routes across the Parish, including those set out in the Project/Aspiration box on page 59. Also see Map 8 on page 59. This also extends to opportunities that help resolve wider safety concerns associated with the highway network in the Parish.

There is no bus service to Maldon nor Chelmsford along Woodhill Road in the village. The Park & Ride offers good day time service but is a long and dangerous walk from the village. There is a bus from Southend to Chelmsford which stops at Howe Green, but it does not go through Great Baddow, where doctors are to be found. There is a Community Bus which serves Sandon Village.



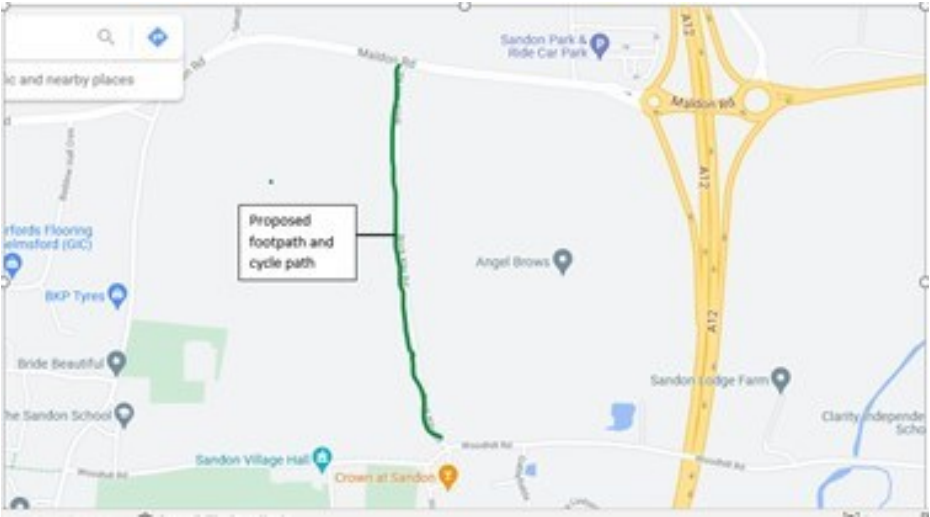
Park and Ride bus to Sandon

Policy SAN T1: Promoting active and healthy travel

- A. New residential developments in the parish must retain and protect and, where appropriate, take available opportunities to improve and extend the multifunctional pedestrian and cycle networks, (see Map 7), to provide better connectivity throughout the parish. These include land north and south of Maldon Road (Strategic Growth Site Policies 3c and 3d – see Map 2).
- B. Where appropriate to the scale of development proposals should reflect the following criteria to support the delivery of active and healthy modes of travel; and
 - i. Provide new walking and cycling routes that are direct, safe and convenient and designed for use by people of all ages and abilities; and
 - ii. Demonstrate how such proposals will integrate satisfactorily into adjacent walking and cycling networks, without reduction of capacity or safety of those routes; and
 - iii. Provide development layouts which, in terms of scale, height and building alignment allow for the natural surveillance of routes through overlooking; and
 - iv. In the design of new walking and cycling routes, have regard to best practice principles for active travel design as set out in Sustrans infrastructure design guidance, which can be accessed here: <https://www.sustrans.org.uk/for-professionals/infrastructure/walking-and-cycling-infrastructure-design-guidance/>
- V. Proposals for new residential development should provide secure cycle storage assigned to the dwelling and located within or immediately adjacent to the property, fully enclosed and at ground level; and
- Vi. Proposals for commercial, leisure and community use should support and enable active travel through inclusion of safe, secure, dry, and convenient cycle parking and changing facilities.

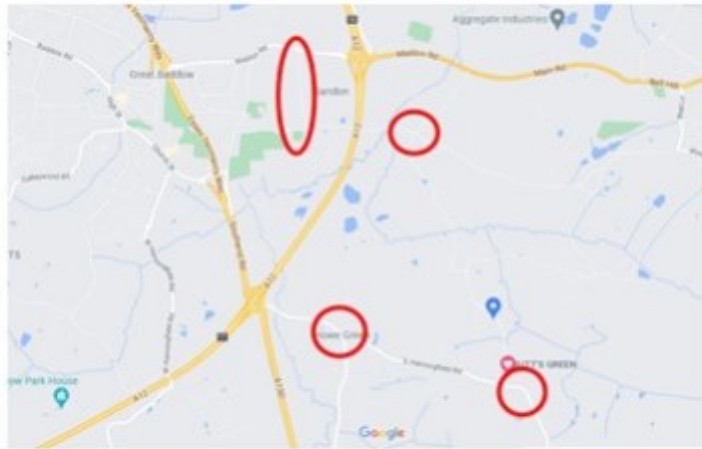
PROJECT/ASPIRATION 1 – WALKING AND CYCLING IMPROVEMENT

The Parish has identified the following location for a new walking and cycling route, which it is keen to explore further in partnership with relevant delivery partners, including the City and County Council: see Map 8 below. If possible to include a bridleway too.



Map 8: Showing proposed new footpath/cycle route

Concerns about road safety for all users have been expressed through work on the Neighbourhood Plan. Traffic hazards in Sandon are detailed in Supporting Document C, outlined in the ‘project / aspiration’ above, and illustrated in Map 13 on page 68. Through the community infrastructure levy, development proposals and ongoing liaison with partner organisations, the Parish Council will seek to explore solutions to these issues that improve access and the safety of the road network in Sandon for all, particularly the most vulnerable users (e.g. the young and elderly), and those without access to a car.



Map 9: Showing location of traffic hazards and road safety issues

Top left proposed footpath/cycle track adjacent to Brick Kiln Road

Top right hazard at Woodhill Road/Mayes Lane/Hulls Lane junction

Bottom left hazard at East Hanningfield Road/Southend Road junction

Bottom right hazard at East Hanningfield Road/Gibcracks Chase junction

PROJECT/ASPIRATION – ROAD SAFETY IMPROVEMENTS

- A. Within Sandon there are locations which it is felt produce hazards for road users. These locations are listed in Appendix F, they include:
- i. Difficulty using Mayes Lane/Hulls Lane/Woodhill Road junction.
 - ii. Difficulty at Howe Green East Hanningfield Road/Southend Road junction.
 - iii. Difficulty at the East Hanningfield Road/Gibcracks chase junction
 - iv. Hazards caused by traffic speed on Woodhill Road, through Sandon Village.
- B. Sandon will support any development that either directly or indirectly contributes towards making Sandon's roads safer and, in particular, improvements to the locations identified above and in Appendix F will be welcomed. This will be subject to ongoing liaison and feasibility testing with the Highways Authority and other relevant partner organisations.

6.60

Policies for Community Facilities

Sandon has a number of assets and facilities valued by the community, and which are considered fundamental to maintaining a good quality of life within the Parish and ensuring it remains a sustainable community into the future. Table 9, page 63 provides a list of these vital assets.

6.61

The purpose of Policy SAN CF1 is to retain and where possible improve the community facilities in the parish. It also seeks to use any Community Infrastructure Levy that accrues to the parish to ensure that existing community facilities can remain viable by supporting the provision or improvement of the infrastructure required to maintain their viability.

6.62

Direct support for community facilities will only be given where these are public facilities; support for facilities which are run as private businesses or charitable organisations, would be more appropriately provided as indirect support through improvements to infrastructure or the environmental setting.

6.63

Local Plan Policy DM20 (Delivering Community Facilities) permits development proposals where they retain and maintain existing facilities which are valued by the community, improve the quality and capacity of facilities valued by the community or provide new facilities where there is evidence of need that cannot be met by existing provision. Important community facilities in Sandon are identified in Table 9, page 63. Proposals for development that seek to improve these or to provide new facilities will be supported

6.64

The Parish Council will review the list of community facilities in the Neighbourhood Plan area and those that satisfy the statutory definition of an Asset of Community Value will be nominated by the Parish Council for inclusion in the Register of Assets held by CCC, a statutory designation under the Localism Act 2011.

6.65

Registration as an Asset of Community Value means that, if the owner of an Asset of Community Value wants to sell it, and the nominating body wishes to bid to buy it, the sale is subject to a six month moratorium, the purpose of which is to give the nominating body time to participate in the open market. The owner does not have to sell the asset to the nominating body.

Policy SAN CF1: Community Facilities

A. Development proposals for a change of use or redevelopment of a Community Facility identified in Table 9, page 63, will be supported where:

- i. the proposal does not result in the loss of, or have an adverse effect on, the asset or facility concerned, unless any loss would be replaced by equivalent or better provision in terms of quality and quantity
- ii. Evidence has been provided to demonstrate that the asset or facility cannot be readily used for, or converted to any other community facility.

B. Proposals for a new or improved community facility will be supported and, where appropriate will:

- i. Include provision of flexible space that can be used for a variety of community uses.
- ii. Be in locations that maximise potential for access by foot, bicycle, or public transport.
- iii. Be designed such that the building is easily accessible to all.



St Andrew's Church, Sandon

Table 9

Name	Location	Use
St Andrew’s Church and Churchyard	The Green	Worship, Community activity
Car Park	Hall Lane	Car Park
Gablefields Pond with great crested newts	Gablefields/Woodhill Road	Recreation
Village Hall	Woodhill Road	Recreation, well-being
Howe Green URC	East Hanningfield Road	Worship, Community activity
Car Park	East Hanningfield Road	Car Park
Sports Field/Sports Club	Woodhill Road	Recreation
The Sandon School	Molrams Lane	Education
Brethren Church	Molrams Lane	Worship
Children’s play area	The Lintons	Recreation
Allotments	Hall Lane	Recreation, well-being
The Crown	Hall Lane	Public House, recreation
Tennis Club	Ladywell Lane	Recreation
Garden Centre and Cafe	Butts Green Road	Recreation
Notice Boards	Woodhill Road, village Woodhill Road, V Hall Howe Green	Information

Table 9 Community Facilities



Sandon Village Hall

Howe Green URC Chapel



PROJECT/ASPIRATION 3 —NEW COMMUNITY SPORTS FACILITY

The Parish Council are working on a plan for a new community sports facility which will replace the present wooden sports club building.

6.68

Policy for Employment

The parish has a mix of small businesses. It is important that these businesses are supported so that they can continue to thrive.

Historically farming has been the key driver behind the prosperity of the Parish, but in line with experiences seen across the British countryside the Parish has seen significant socio-economic changes because of increasing affluence, the rise in car ownership and the movement of population from town to country. Although the land is still farmed, the number of farmers and agricultural employees has reduced, with many farm buildings now converted to other uses.

6.69

The limited availability of workspace and jobs in rural communities can further encourage local people of working age to leave the area, and prevent people of working age from moving in.

6.70

The Neighbourhood Plan sets out to maintain and encourage the Parish's local economy to support the on-going sustainability of the community. It will support the sustainable growth of all types of businesses and enterprise in the Parish and leisure facilities that benefit local businesses, and residents, and which respect the character of the countryside and the rural nature of the village.

6.71

A list of small industrial/commercial units situated in the Parish of Sandon is shown in Consultation Statement A6.

6.72

Neither the parish wide questionnaire nor the business survey revealed any requests for additional business facilities or have any criticism of the current business environment.

6.73

The purpose of Policy SAN E1 is to enable existing small businesses to develop in a proportionate and environmentally sensitive manner, and to allow appropriate new small businesses to be established.

6.74

The National Planning Policy Framework says that the main criteria for achieving a sustainable development are:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.75

The Local Plan seeks to facilitate access to local employment opportunities. It seeks to enhance existing and enable the provision of new high-quality employment space. It recognises that the rural economy of the city faces a number of challenges including the restructuring of agriculture, varying levels of economic infrastructure and lack of appropriate employment premises. By permitting small scale economic expansion, the city Council can promote sustainable rural areas.

Opportunities to re-use vacant or redundant buildings as part of a proposed development should be taken. The use of redundant agricultural buildings for small-scale business or residential conversion, where conducted in a sensitive manner, offers the opportunity to secure the beneficial re-use of these buildings or to accommodate new uses with minimal impact on the landscape. Appropriate enabling development carried out in association with the refurbishment of a historic building can help make the refurbishment viable.

Policy SAN E1: Employment Development

- A. Proposals for the development of new small local businesses and for the expansion or diversification of existing businesses in the Parish will be supported, providing that: they meet relevant Sandon Neighbourhood Plan and adopted Local Plan policies.

6.78

Policy for Communication

High speed broadband enables people to work from home or conduct their businesses in more remote locations, thus reducing the need to travel and reducing the carbon footprint of business activities. Similarly, the provision of improved mobile phone signals reduces the need to travel, and therefore contributes to the achievement of sustainable development. Indeed, the NPPF states, at para 114, that: *'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.'*

6.79

Based on Ofcom data, average broadband download speeds in Sandon are low, being less than 20 megabits (MBps) across the Parish⁶. This compares to faster speeds of 50-100 MBps which support use by multiple devices in the home allowing more than one person to access the internet at any one time, supporting home working, learning and wider connectivity.

6.80

The purpose of Policy SAN C1 is to ensure that new development should make provision for high-speed broadband connection, to support the viability and sustainability of rural enterprise and home-working and to provide high performance internet connectivity which is now an important consideration for home buyers. Currently fibre optic connections are the most robust and future-proof method of delivering high performance connectivity and this should be the aim for all new developments. Early discussions between the applicant and the fibre optic broadband service providers are encouraged. Development which would not be relevant would include minor developments which do not require a broadband connection and where a Connectivity Statement could not be justified.

6 See: <https://maps.cdrc.ac.uk/#/metrics/bband/default/BTTTT/13.553022100829196/0.5248/51.7168/>

Policy SAN C1: Communication Technology

- A. Proposals for new development or expansion of existing properties should be capable of receiving high speed and reliable mobile and broadband connectivity.
- B. Where connectivity is not currently available suitable ducting which can accept superfast broadband, fixed line gigabit cable broadband and/or 5G connectivity should be provided to the public highway or other suitable location.
- C. Proposals for major developments, (that is, developments of more than 10 dwellings), must provide a Connectivity Statement setting out how the development will help achieve a fibre optic connection to the nearest connection chamber in the public highway.

Monitoring and Review of Neighbourhood Plan

Notwithstanding the defined period of the Neighbourhood Plan to 2036, it is recognised that, with the review of the Chelmsford Local Plan underway and further changes to national guidance likely, the Neighbourhood Plan will need to be reviewed periodically. This will enable the Neighbourhood Plan to remain 'current' and in conformity with the Local Plan and National Planning Policy Framework.

7.1

Projects, Aspirations, and the Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a charge levied on development which is payable to the local authority and is intended to be spent on infrastructure projects across the Chelmsford City Council administrative area that help address the demands placed on it resulting from growth. This might include, for example, spending on new transport infrastructure, health, and educational facilities, open spaces, and sports facilities.

7.2

A portion of CIL is payable to the Sandon Parish Council for spending on local projects in the Neighbourhood Plan area. When the Neighbourhood Plan is made the Parish Council will receive 25% of all CIL monies paid to Chelmsford City Council in respect of qualifying development within the Neighbourhood Plan area. In regard to what this money can be spent on, advice suggests:⁷

“The neighbourhood portion of CIL can be used for a wider range of planning issues than infrastructure as long as they are concerned with addressing the demands that development places on an area.”

7.3

The Chelmsford City Council CIL Charging Schedule was approved in February 2014 and took effect on 1 June 2014⁸. All applications for development that are above the necessary thresholds will be subject to this charging schedule, or any subsequent updates to it. Payment is linked to an instalments policy, related to the scale and commencement of development. From December 2020, CIL Charging Authorities must publish Annual Infrastructure Funding Statements which will set out the infrastructure projects or types of infrastructure which the Council intends to fund by CIL wholly or partly.

7.4

Through consultation and work on the Neighbourhood Plan a series of projects have been identified which the Parish Council intends to direct the neighbourhood portion of CIL towards. These are referred to through the Neighbourhood Plan. These projects will be kept under review by the Parish Council.

⁷ My Community / Locality, 2017, Community Infrastructure Levy; Neighbourhood Planning toolkit

⁸ <https://www.chelmsford.gov.uk/planning-and-building-control/community-infrastructure-levy/>

Alongside CIL, the City Council will continue to negotiate Section 106 agreements with applicants which can provide funds or works to make development more acceptable in planning terms. The Parish Council will consult with the City Council as to the most appropriate form of Section 106 agreement relating to applications within the Neighbourhood Plan area. The ECC Developers Guide to Infrastructure Contributions details the scope and range of infrastructure towards which ECC may seek from developers and landowners in order to make development acceptable in planning terms. Contributions will also be secured towards mitigation measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).

Next Steps

This is the submission version Neighbourhood Plan for Sandon. It has been subject to the formal Regulation 14 consultation and some amendments made following review of feedback. It is now submitted to Chelmsford City Council who will start the 'examination process'. Chelmsford City Council will formally consult on the Neighbourhood Plan and appoint an independent examiner to review the Plan and any comments made in response to it.

Following this, the examiner will issue a report to the City Council advising whether:

- The Plan should proceed to referendum; or
- The Plan should proceed to referendum subject to modification; or
- The Plan should not proceed to referendum.

For the examiner to advise that the Plan proceed to referendum it will need to be demonstrated that the Plan meets what are called the 'Basic Conditions.' These include showing that the Plan is in general conformity with the strategic objectives of the Local Development Plan and the National Planning framework. The Chelmsford City Council will organise the referendum. All people of voting age in Sandon are eligible to vote on whether the Plan should be brought into force ('made') or not. If more than 50% of all people who turnout vote in favour of making the Plan, then it will become part of the suite of planning policies used by Chelmsford City Council to help shape and determine planning applications in Sandon.

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Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new build property or a private sector property that has been purchased for use as an affordable home.
Biodiversity	Biological diversity means the variability among living organisms from all sources, including terrestrial, marine, and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems.
Brownfield Land	Land that has been previously developed (and has potential for being redeveloped).
Character Assessment (Village Design Statement)	A description of the unique appearance and existing features of Sandon and how these contribute to its character.
Community Infrastructure Levy	The community infrastructure levy is a new levy that local authorities can choose to charge on new developments in their area. The charges are based on formulae relating to the size and type of the new development and money can be used to support development by funding infrastructure that CCC, local community and neighbourhoods want.
Conservation Area	An area designated as being of special architectural and historic interest, designated by the Local Authority. It then has a statutory duty to ensure that its particular character or appearance should be preserved or enhanced, especially when considering planning applications.
Defined Settlement Boundary (DSB)	Boundary surrounding a settlement which separates the main built-up area from the open countryside. Land outside a DSB is considered as the rural area .

Development	The legal definition means “the carrying out of building, engineering or mining operations in, on, over or under land, and the making of any material change in the use of buildings or other land.”
Development Plan	The Local Plan and Neighbourhood Plan in force for an area.
Evidence Base	The evidence upon which a development plan is based, principally the facts and statistics about an area and the results of consultations with stakeholders.
Green Infrastructure	Green infrastructure is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodlands, and street trees, allotments, and private gardens.
Green Space	Those parts of an area which are occupied by natural, designed, or agricultural landscape as opposed to built development; e.g., open space, parkland, woodland, sports fields, gardens, allotments which are important to a community.
Greenfield	Land that has not been previously developed.
Household Questionnaire	Sent to all households in Sandon Parish in 2018.
Independent Examination	Examination of a proposed Neighbourhood Development Plan, carried out by a qualified and experienced independent person, to consider whether a NDP meets the basic conditions required.
Infrastructure	Basic services necessary for development to take place, e.g., roads, electricity, water, communications, leisure and health facilities, education, transport, open space.
Listed Building	A building of special historic or architectural interest included at Grades I, II* or II in a statutory list compiled or approved by the Secretary of State for Culture, Media, and Sport. A listed building may not be demolished, extended, or altered, internally or externally, in any way which would affect its character or appearance as a building of special architectural or historic interest, without the prior consent of the local planning authority.

Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.
Local Planning authority	The public authority whose duty it is to carry out specific planning functions for a particular area.
National Planning Policy Framework	The National Planning Policy Framework was published in March 2012 and most recently updated in July 2021. It was designed to make the planning system less complex and more accessible, to protect the environment and promote sustainable growth. It sets out the Government's planning policies for England and how these are expected to be applied at the local level
Neighbourhood Area	The area set by the Local Planning Authority to which a NDP applies.
Neighbourhood Development Plan	A statutory planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood Plans must be subjected to an independent examination to confirm their soundness and then to a local referendum. If approved by a majority vote of the local community, the Neighbourhood Plan must then be adopted by the local planning authority and will then form part of the statutory development plan.
Planning Permission	Formal approval granted by a council allowing a proposed development to proceed.
Presumption in favour of sustainable development	The concept introduced in 2012 by the UK government with the NPPF which says that proposals for sustainable development which accord with the development plan should be approved without delay.
Public Open Space	Open space to which the public has free access.
Referendum	People living in a NDP area who are registered to vote in local elections will be entitled to vote on a NDP which meets the local council's basic standards. If more than 50% of those voting in the referendum support the plan, then the local planning authority must bring it into force.
Rural	Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture. Outside towns and urban areas.
SINCs	Sites of Importance for Nature Conservation

Strategic Environmental Assessment (SEA)	An assessment of the procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Strategic Gaps	Areas between towns and villages that have been defined to prevent the coalescence of settlements and are a means of maintaining individual settlement identity.
Sustainable Development	Resolution 42/187 of the United Nations General Assembly defined sustainable development as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The NPPF (Paragraph 8) notes that in attempting to achieve sustainable development the planning system has three overarching objectives - economic, social, and environmental.
Sustainable Drainage Systems.	A sustainable drainage system is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
Tenure	The terms and conditions under which land or property is held or occupied, e.g., leasehold, freehold owner occupation.

References

- 1. National Planning Policy Framework
- 2. 2011 Census

Acknowledgements

Sandon Neighbourhood Development Plan Group

Jane Willis	Chairman and Resident
Judy Cecil	Secretary and Resident
Cedric Calmeyer	Parish Councillor
Pat Ferris (RIP in December 2022)	Resident
Dee Hyatt	Chairman of Sandon Parish Council
Pam Knott	Resident
Jan Ullmer	Resident
Former and part-time members	
Martin Cross	Parish Councillor and Resident
Rosemary Hoare	Resident and former Parish Councillor
Assistance from Ted Munt	
Sandon Parish Council Clerk	
Consultants	Troy Planning