

## Supporting Document A

### SANDON - CHARACTER and CONTEXT

Sandon village has a long history. There are signs of occupation in the area dating back to the Roman era. Before 1066, it was held by Guthmund. The village is mentioned in the Domesday Book, commissioned in December 1085 by William the Conqueror. During the civil war, the parish supported the Commonwealth.

The church has been in existence since 1080 and been adapted and extended repeatedly. Cardinal Wolsey, one time Lord of the Manor, added the unique tower and porch to the church in 1520.



On 21st June 1887 the Jubilee Tree on the village green was planted to commemorate Queen Victoria's golden jubilee. Attacked by honey fungus, it finally collapsed in strong winds on 2nd June 2001. The tree was commonly known as a Spanish Oak, most likely a Luscombe Oak – a hybrid of Turkey Oak and Cork Oak. The tree was replaced by three English oaks donated by the Speakman and Ford families. The original metal seat has been restored and replaced around one of these trees.

For schooling, from around 1800 until 1850, children could attend a Dames School in Sandon. In 1850 a new school was opened adjacent to the Crown Public House, and this existed until it was closed in 1961. The current Sandon school serves Sandon and surrounding area.



In the 1920's, Sandon was a farming community with some two dozen farms and 300 or so fields. Picture about this time-church and Woodhill Road. In the 1800's, Mr William Ratcliff worked small clay pits on the north side of Woodhill Road, converting clay into bricks. He used these bricks to build four cottages around the village green, with thatched roofs. Hence the name 'Brick Kiln Road'.

At the end of the first world war, the Women's Institute acquired an ex-army hut, dubbed 'The Hut', for use as a meeting hall. The Hut burned down in 1961 and was replaced by the current village hall in 1963. In the same year the Old Rectory was sold, and a new rectory came into use.

Over the years, Sandon has been associated with various well-known public figures, including Tolstoy (War and Peace) and Cardinal Wolsey (Hampton Court). There have also been ecumenical links with Queens' College, Cambridge.

Howe Green chapel was built in 1873, replacing an earlier shed that was used for worship.

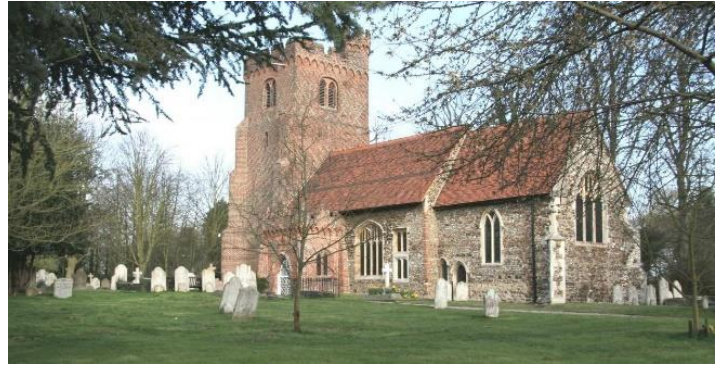
From 1905 to 1945, Merivale (now demolished), in East Hanningfield Road was a sanatorium devoted to the treatment of tuberculosis. The house next door was the nurses' home.

## Sandon Village

The village has three main character areas: The Village Green and church area, Middle Green and Lower Green areas including Cards Road and Brook View and Gablefields and Linton estate areas and the South-West end of Hall Lane

### The Village Green and Church

The Village Green was always the social hub of the village, primarily because the water pump was located there. However, this diminished over the years with the introduction of piped water in 1932 making the old wooden pump obsolete. The village school located next to the Green closed in 1961 and the village shop closed some years later. However, the Green still provides valuable open space and remains the heart of the village. The Church, Public House and Village Green form part of the conservation area.



*St Andrew's Church*

### Middle and Lower Green Areas

The Middle and Lower Green area includes Cards Road, Brook View and Hall Lane from the South-Eastern side of the church and from behind the public house.

Housing in Cards Road, Brook View and Hall Lane contain a mixture of housing association, ex-council houses and private houses and bungalows. A fair proportion of the ex-council houses in Cards Road and Hall Lane have been purchased and are now in private ownership.



*Hall Lane from the church car park*



*Middle Green*



*Lower Green*



There are also three areas of one and two-bedroom housing association bungalows occupied primarily by less able and senior citizens (mostly in Cards Road and Brook View). Hall Lane (so named because it was a direct route to Sandon Hall Farm) now ends at Sandon Brook (an overflow from Hanningfield Reservoir). It becomes a footpath alongside the A12 and then crosses a bridge to Howe Green via Sandon Hall.



*Bungalow at Brook View*

## **Howe Green**



*East Hanningfield Road*



*Howe Green Chapel*

Howe Green is the second largest community in the parish. It has a small chapel but no other community buildings or shops. More recent than Sandon village, Howe Green progressed from an initial ribbon development along the Southend and East Hanningfield Roads to a more compact arrangement through the addition of mainly small, infill housing estates.



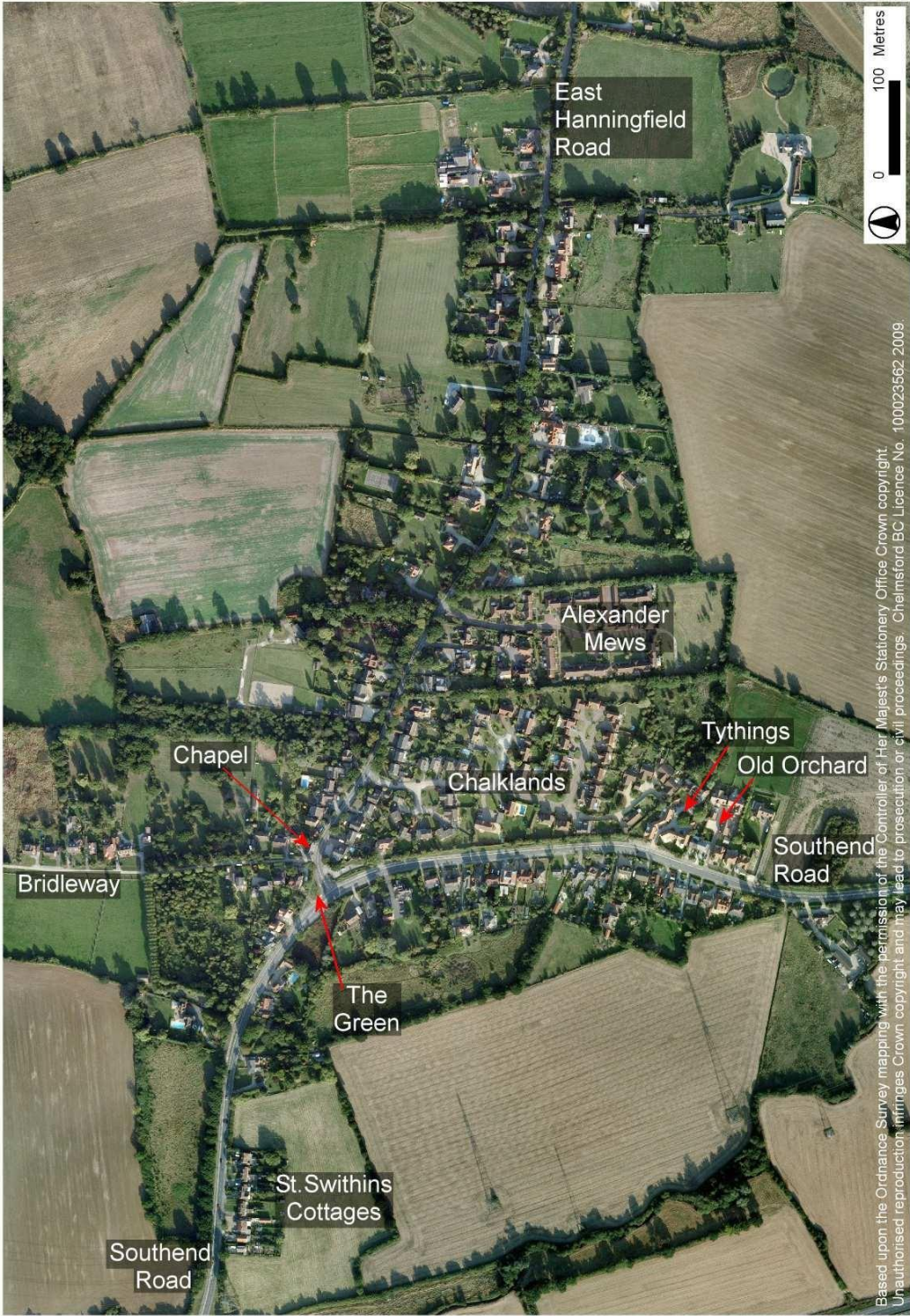
*The Bridleway*



*Alexander Mews*

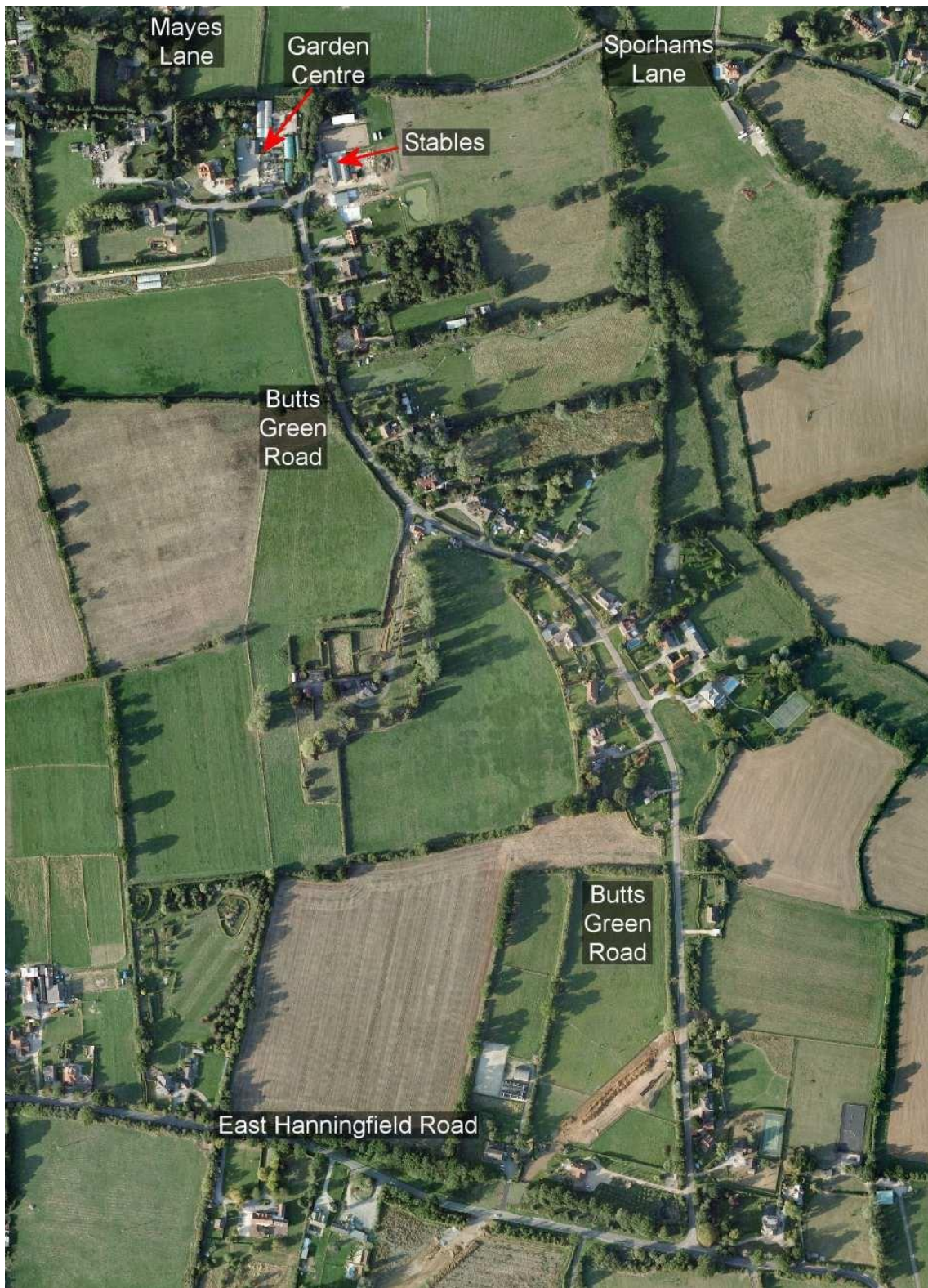


Howe Green





## Butts Green



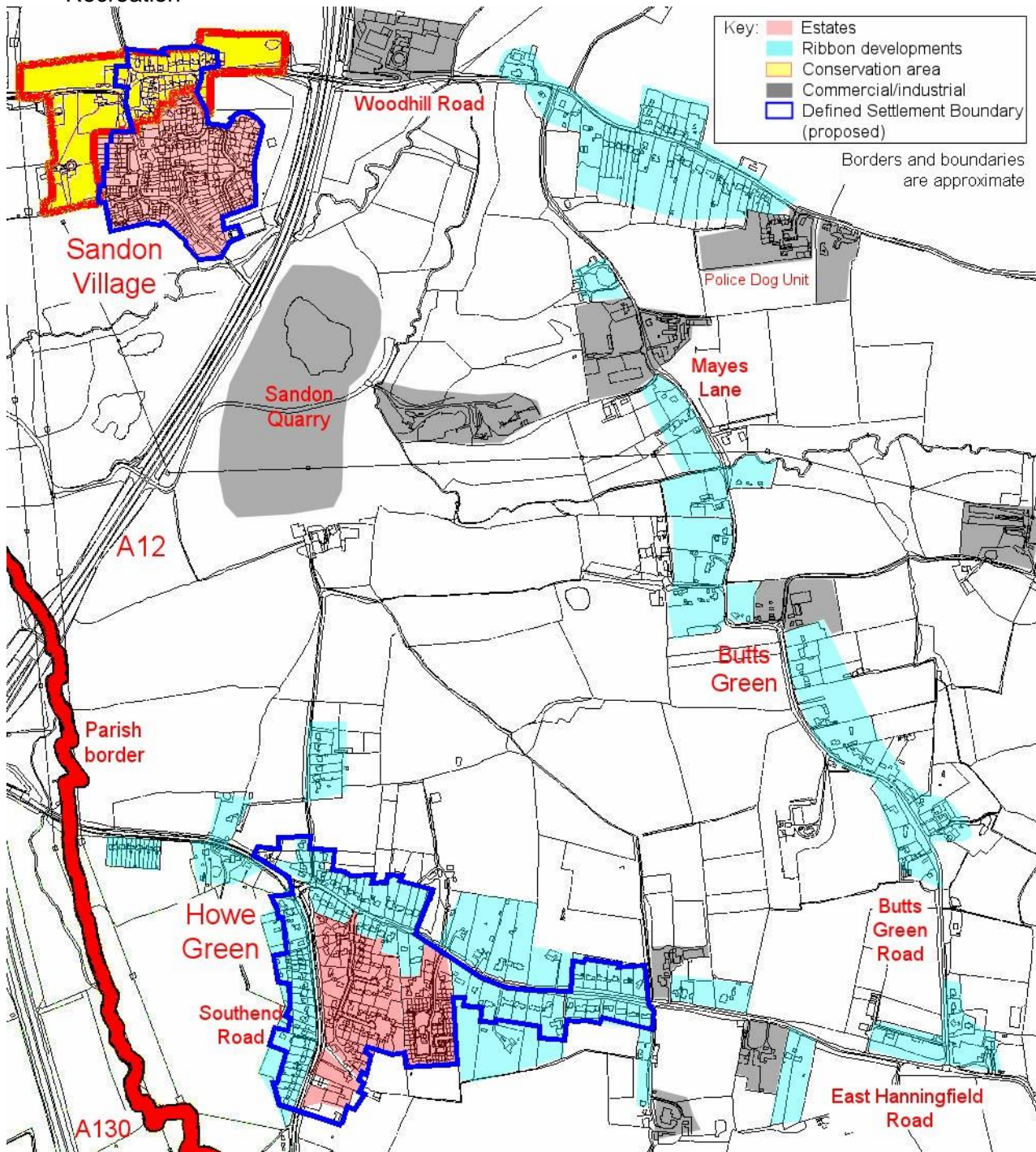
Butts Green is a rural hamlet comprising detached houses in large grounds along a narrow country lane.



## Character Areas

The main character areas in the parish are:

- Estates
- Ribbon Development
- Conservation area
- Industrial/commercial
- Recreation



### **Housing Developments (Estates)**

An estate is here defined as a group of houses served by its own road or street. The estates in Sandon parish range in size from a few houses, built when a house with extensive grounds was demolished, to over 50 houses. The main estates in the parish are

- Hall Lane, Cards Road and Brook View in Sandon Village
- Gablefields and The Lintons in Sandon Village
- Sandon Brook Manor, just outside Sandon Village, near the A12
- Chalklands, Alexander Mews, The Tythings and Old Orchard in Howe Green.

Most of the houses are well-appointed, detached, two-storey, with three or more bedrooms. Exceptions are:

- Alexander Mews, which is a private estate of retirement bungalows,
- A group of retirement bungalows in Chalklands,
- Two sets of terraced houses in The Lintons.

**Garages and car parking:** Almost without exception, the detached houses have garages either attached or integral. However, it appears that most households park their cars outside, in the drive or street, not in the garage. Alexander Mews has small car parks for visitors and garage blocks for residents' cars; no cars park outside these areas. The terraced houses in the Lintons have parking spaces but no garages.

**Gardens:** Most estates are largely open plan with enclosed rear gardens but with no defined borders at the front. Most open areas have many shrubs and small trees. Where frontal borders are defined, this is usually by shrubs or small hedges, rather than fences or walls. The Lintons is less open in that frontal borders are mostly defined by hedges.

### ***Gablefields and The Lintons***

This area of the village has its entrance off Woodhill Road just before the bridge over the A12. The area is characterised by the natural pond flanked by willow trees surrounded by a grassed area. The entrance overlooks the open aspect of the recreation field, which was constructed when the Lintons estate was built.

### ***Gablefields***

Gablefields itself is a small cul-de-sac built circa 1980 and comprises 26 houses all of a similar traditional design and of similar brickwork, with mainly open fronted gardens onto the road. There are many mature trees and properties have well established gardens. Although mostly detached, the properties themselves are built close together. Most of the properties have their own integral garages although many householders park their cars on their own driveway. Car parking in this area is not generally a problem as there is ample off-road parking available at the properties themselves.



*Hall Lane*



*Gablefields has an open feel.*





*Pond area looking towards Woodhill Road*



*Gablefields looking towards the pond area.*

### ***The Lintons***

The Lintons was built around 1994 and comprises 40 properties set against the backdrop of the recreation field and the bank of the A12. The road itself is fairly narrow and the houses themselves are built on spurs off of the road, mainly to take advantage of the views across the field. The properties are mainly large, detached houses with established gardens, although at the end of the cul-de-sac there are smaller, terraced houses owned by a housing association.

The surrounding area is very pleasant with established shrubs and trees. To the rear of the estate there is a small children's play area together with a playing field with football goalposts and basketball net.

Parking in the area appears to be a problem as there are normally several cars parked along the road, which can be a hazard due to its width. Most of the houses have either integral or separate garages, although it appears that most householders park their cars on the driveway or in the road. Some properties have converted their integral garages into living accommodation or have extended into the roof space.

The properties themselves are of a traditional design built from mainly red brick or rendered exteriors fronted by established gardens bordered by a variety of hedges, shrubs and railings. The terraced properties have mainly hardstanding to their frontages where vehicles are parked.



*The Lintons with narrow winding road*



*Terraced houses in The Lintons*



### **Sandon Brook Manor**

This small development lies on the North side of the A414. The Manor House was originally known as Potash Farm, one of the many working farms in the parish of Sandon at the turn of the 20<sup>th</sup> century. Some years later it became a residential school for 'wayward boys' and later a private school called Sandon House School.

In 2000 the building was converted into luxury apartments and in the grounds of the Manor House, new houses, cottages and barn developments were built, using traditional styles and materials.

### **Chalklands and Howe Green**

Chalklands is a spacious, open-plan estate with enclosed back gardens with lawns and mainly ill-defined borders at the front. The houses are mainly 3-, 4- and 5-bedroom detached with double garages. Towards the rear of the estate there is a cul-de-sac of small retirement bungalows. All wiring to houses is underground and this adds to the open feel of the estate. There is no through route for vehicles or pedestrians through the estate. The name Chalklands derives from the fact that the site was once occupied by a chicken farm owned by Chalk and Ogier.



*Chalklands has an open aspect.*

### **The Tythings**

This is a small estate of five large, detached houses with double garages, some attached and some detached. In addition, each house has space for parking. The style is open plan with a large oak tree as a centrepiece.



*The Tythings*

### **Old Orchard**

This is a small estate of large, detached houses with a mixture of single/double, attached/detached garages. The main part of the estate is set back from the road and reached by a short drive. Three houses on the main road effectively form part of the estate as they were built at the same time and in the same style. The house adjacent to the drive has no garage but parking space for several cars. The style is open plan but a large double garage dominates the central courtyard.



*Old Orchard*

### **Alexander Mews**

This is a gated community of one- and two-bedroom retirement bungalows. It is open plan in style with low walls between property frontages. There is a central community building with car park for visitors. Garages are housed in separate blocks. The rear of the estate opens onto open fields.

### **Ribbon Developments**

The parish of Sandon has four main areas of ribbon development:

#### **Woodhill Road**

Travelling east from the village centre, Woodhill Road extends to Woodhill Common Road and is a loose ribbon of mainly detached houses standing in large plots in a mature landscape setting. There are a few terraced cottages and the Essex Police Dog Training Centre. The road has no footpath and has the character of a country lane. The houses have tree and hedge borders and most have rural views.

The land beyond Dealtrees Farm, lying south of the road across fields to Sporhams Lane and extending to Woodhill Common Road, is of high agricultural quality and is currently designated as a special landscape area with nature conservation zones.



*Woodhill Road*



*Butts Green*

#### **Mayes Lane and Butts Green Road**

These narrow, rural lanes, which have no footpaths, provide a link from Sandon Village through to East Hanningfield Road and Howe Green.

It is a loose ribbon of mainly detached houses with a few single storey dwellings. Most have large plots in a mature landscaped setting overlooking farmland. Parts of the area are designated as nature conservation zones. An industrial site is located off Mayes Lane, a very narrow country lane. There is also a garden centre and livery stables.

#### **East Hanningfield Road**

East Hanningfield Road is a loose ribbon of mainly large, detached houses standing in large plots in a mature landscaped setting.

#### **Southend Road**

This ribbon development consists of a mixture of detached houses, semi-detached houses, bungalows and single storey dwellings. A number of these have been recently demolished and replaced by large houses that unduly dominate the plot.

The area west and behind Southend Road and the new A130 marks the outer boundary of the green belt.

**Conservation Areas** are discussed in the NDP on pages 39 and 44 (Map 4)

**Commercial/ Industrial Areas** are discussed in the NDP on pages 26 and 64-66

**Recreation Areas** are discussed on pages 53-59 (walking and cycling).



## Supporting Document B

### Environment, Green Spaces and Views

An introduction - Some comments from the Household Survey of Sandon residents:

1. 'Sandon has a rich biodiversity that needs to be protected' comment from the household questionnaire, (HQ).  
Most respondents thought a peaceful environment very important (140/161) and most thought countryside views either important or very important (153/160).
2. 'We believe we should retain the atmosphere, environment, and feeling of a village. Expansion can only destroy those characteristics We want to preserve the nature and wildlife of the area'
3. 'We want to keep low traffic levels and retain open farmland'
4. 'Sandon is a village and a lovely place to live, mainly because of the views and the fact that it is not built up.'
5. 'Further protection of green spaces and views would be a top priority.'
6. 'Wildlife is very important, and their habitats are being destroyed by housing'
7. 'A distinct barrier must remain to prevent Sandon being linked to Great Baddow.'

Descriptions of distinctive areas of Sandon Parish

1. The quarry site is shown on Map B4, (Ladywell Lane wood and Cross wood are also shown.) The site opened as an aggregate quarry in the 1950's and closed in 1990's. There are 2 voids now being filled.  
Local Wildlife Sites (LoWS) are cited and recorded by Essex Wildlife Trust Biological Records Centre:  
The LoWS CH104 is designated for its brownfield habitats, also known as open mosaics on previously developed land. Citation states: 'Brownfield sites such as this can be extremely important sites for a wide variety of invertebrates, including solitary bees and wasps, spiders, grasshoppers and bush crickets. This site is one of the best examples of the vegetation types and associated fauna that can develop on such land.' It is the only site in mid Essex to contain the nationally rare digger wasp.  
The site contains low populations of great crested newts and reptiles (grass snakes, slow worms, toads, frogs and common lizards)  
The North void is being filled and will provide a wildlife area and recreation area when completed. The South void will be farmland once filled.
2. The conservation area, North of Sandon is well protected and provides a small buffer.
3. Sandon Brook  
Runs through the parish between the A130 and Howe Green, past the quarry site, runs from Butts Green, under the A12 to Sandon Village and on to join the River Chelmer. It is important for wildlife and birds throughout its length and at some points provides a floodplain to protect housing. The rural area is enjoyed and provides means of well-being for residents and is used by visiting ramblers for walks, visiting cyclists for recreation and races, horse riders, Duke of Edinburgh adventures.
4. Farmland  
Sandon, Howe Green and Butts Green are surrounded by fertile, mature farmland, supporting bees, butterflies, hares, rabbits, rodents and birds. Buzzards nest in the Butts Green area and

in Howe Green where there is plenty of food. Kestrels, Honey Buzzards, Red Kites and Sparrow Hawks and various owls are also seen, as well as robins, tits, finches and blackbirds, greater spotted woodpeckers and green woodpeckers.

5. Horses

The area houses many privately owned and livery stables. These attract summer visiting birds such as swifts and swallows which feed on the inevitable supply of insects and flies.

6. Woodland

The Sandon Bridleway, next to Field End, has a young woodland growing on a field previously used for grazing sheep. It is home to muntjac, badgers, foxes, weasels and many birds, shown on Map B5. Bluebell wood is also shown on Map B5.

There are also many wooded corridors consisting of hedges and verges giving animals, birds and insects safe passage across the parish and further. For example, along Butts Green and Corner Green, shown in map B6

7. Allotments

Offer opportunity for working outside in the fresh air and increased well-being. See map B1



Map B1 Green areas in Sandon Village

Other green areas in Sandon Parish are shown in the following maps:



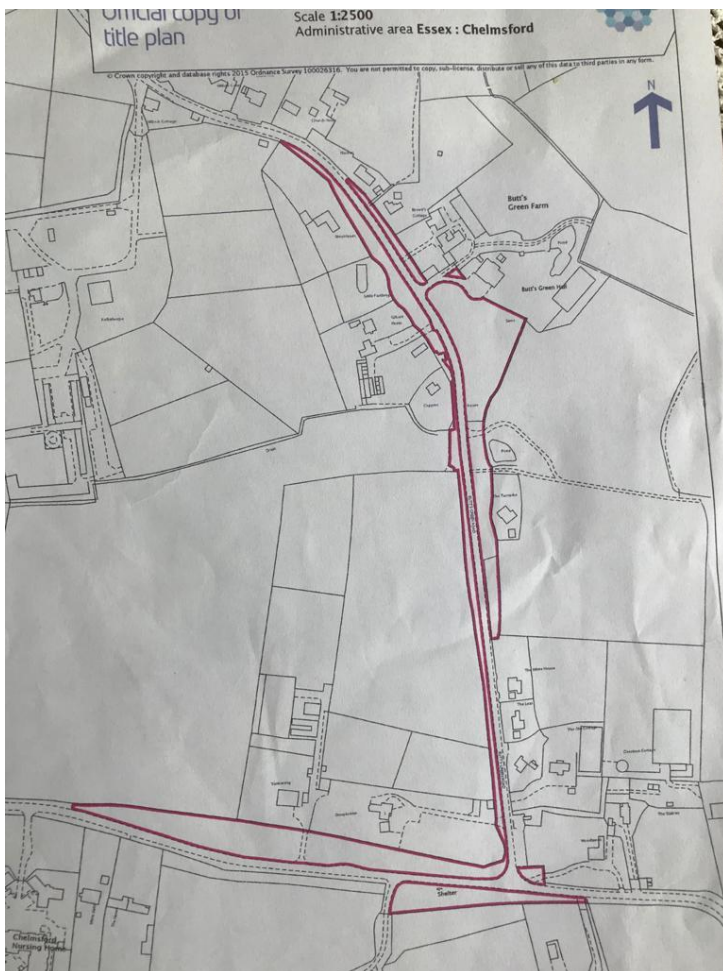
Map B2 showing Butts Green and Corner Green







Map B5 showing wooded areas in south Sandon. Bluebell wood right, Bridleway wood on left.



Map B6 showing Butts Green Village Green, Corner Green and extent of hedges and grass verges.





Green infrastructure can drive economic growth and regeneration, reinforce and enhance local landscape character and contribute to a sense of place. It can also help to improve the health and well-being of a community, providing opportunities for residents and visitors to exercise, interact with one another, experience nature, and get involved in their community through activities like food growing and gardening, all of which bring physical and mental health benefits. Such spaces are particularly important in light of the COVID-19 pandemic. When access to gyms, sports facilities, cafés, shops and other community facilities were restricted, open spaces became and remain as hugely important sites where people can exercise and interact with one another in a safe environment.

In the Household questionnaire many Sandon residents mentioned the importance of open spaces and landscape views in the parish.

Views are identified in the next paragraph and illustrated by the photographs which follow.

They reflect a combination of the landscape setting of the parish and village, historic assets in the area, approaches to the village and views within and from the village.

1. St Andrew's Church from Hall Lane
2. Hall Lane from the church car park
3. Sandon Village Green from the church
4. Sandon Place from the Village Green
5. The Forge and The Post House from The Village Green
6. The Village Green and the Crown Public House
7. The Village Green from Brick Kiln Road
8. Brick Kiln Road looking towards Molrams Lane
9. Brick Kiln Road looking towards Great Baddow
10. Approaching Sandon on Brick Kiln Road
11. Hulls Lane looking towards Sandon Village
12. Sandon Playing Field
13. Gablefields Pond
14. Woodhill Road from Gablefields Pond
15. Gablefields looking towards Woodhill Road
16. Butts Green
17. Howe Green Chapel
18. Approaching Howe Green on Southend Road
19. East Hanningfield Road from Howe Green
20. View along Sandon Hall Bridleway
21. Southlands Chase
22. View eastwards from Southlands Chase
23. Leaving Sandon towards Danbury on Woodhill Road
24. Leaving Sandon on Brick Kiln Road





1. St Andrew's Church



2. Hall Lane from the Church



3. Sandon Village Green from the Church



4. Sandon Place from the Village Green



5. The Forge and The Post House from the Green



6. The Village Green and the Crown Pub from the Church



7. Village Green from Brick Kiln Road



8. Brick Kiln Road looking towards Molrams Lane





9. View towards Great Baddow from Brick Kiln Road



10. Approaching Sandon on Brick Kiln Road



11. Hulls Lane looking towards Sandon Village



12. Sandon Playing Field



13. Gablefields Pond



14. Woodhill Road from Gablefields Pond



15. Gablefields looking towards Woodhill Road



16. Butts Green





17. Howe Green Chapel



18. Approaching Howe Green on Southend Road



19. East Hanningfield Road



20. View from Sandon Hall Bridleway



21. Southlands Chase



22. View from Southlands Chase



23. Leaving Sandon on Woodhill Road

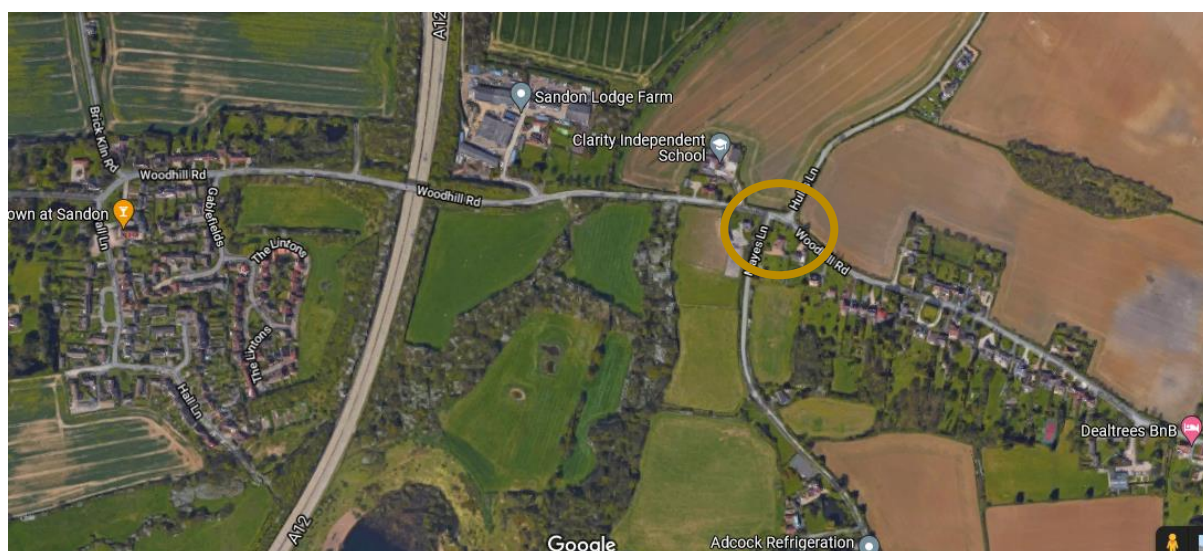


24. Leaving Sandon on Brick Kiln Road

## Supporting Document C

### Road Safety, Traffic, Footpaths and Cycle Tracks

1. Concerns have been raised about dangers at some road junctions in Sandon
  - a. Mayes Lane/Woodhill Road/Hulls Lane, see Map C1
  - b. East Hanningfield Road/Southend Road, see Map C2
  - c. East Hanningfield Road/Gibcracks Chase, see Map C2Crash Map data for the three junctions are shown in Maps C3 and C4.
2. Concerns have been raised about the dangers for pedestrians and cyclists accessing the Park and Ride from Sandon Village. A footpath and cycle track from the Brick Kiln Road/A414 junction to the Park and Ride is to be provided with the new housing development at 3c in the Chelmsford Local Plan. A footpath/cycle track (and maybe bridleway) is proposed from the village, adjacent to Brick Kiln Road to connect to this footpath/cycle track. Map C5, also shown as Map 8 in main Draft Neighbourhood Plan.
3. There are concerns about the speed of traffic through Sandon Village along Woodhill Road as it is used as a 'rat-run' to avoid congestion on the A414 and as access for Sandon school on the Woodhill Road/Molrams Lane junction.
4. It is an aspiration that Sandon Parish Council will look into possible measures to ameliorate dangers at the three junctions, in negotiation with the highways department at Chelmsford City Council (CCC).
5. It is an aspiration that Sandon Parish Council will negotiate with landowner and CCC highways to provide a footpath/cycle track on the proposed route in Map C5, adjacent to Brick Kiln Road from Sandon Village (Woodhill Road/Brick Kiln Road junction) to the A414.
6. It is an aspiration that Sandon Parish Council in negotiation with CCC highways will look into measures to ameliorate the danger from speeding traffic coming through Sandon Village.

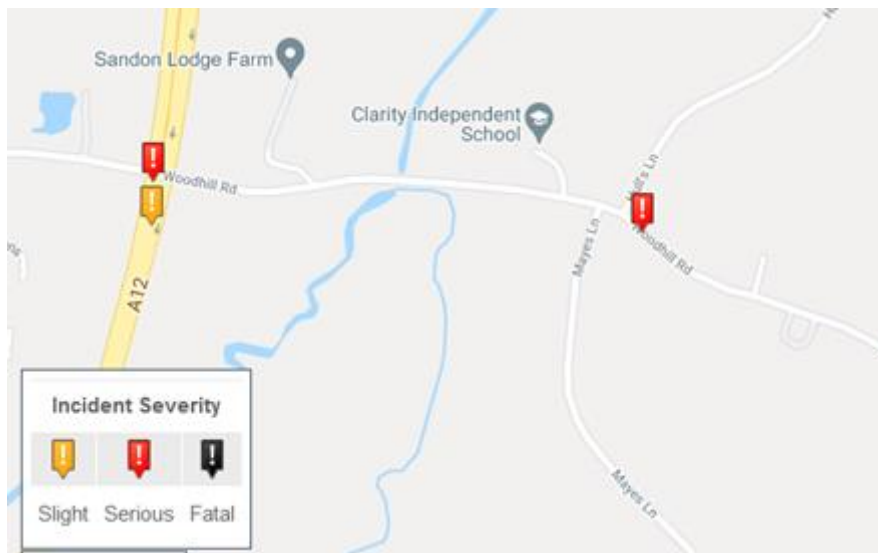


Map C1: Showing junction of concern Woodhill Road/Hulls Lane/Mayes Lane





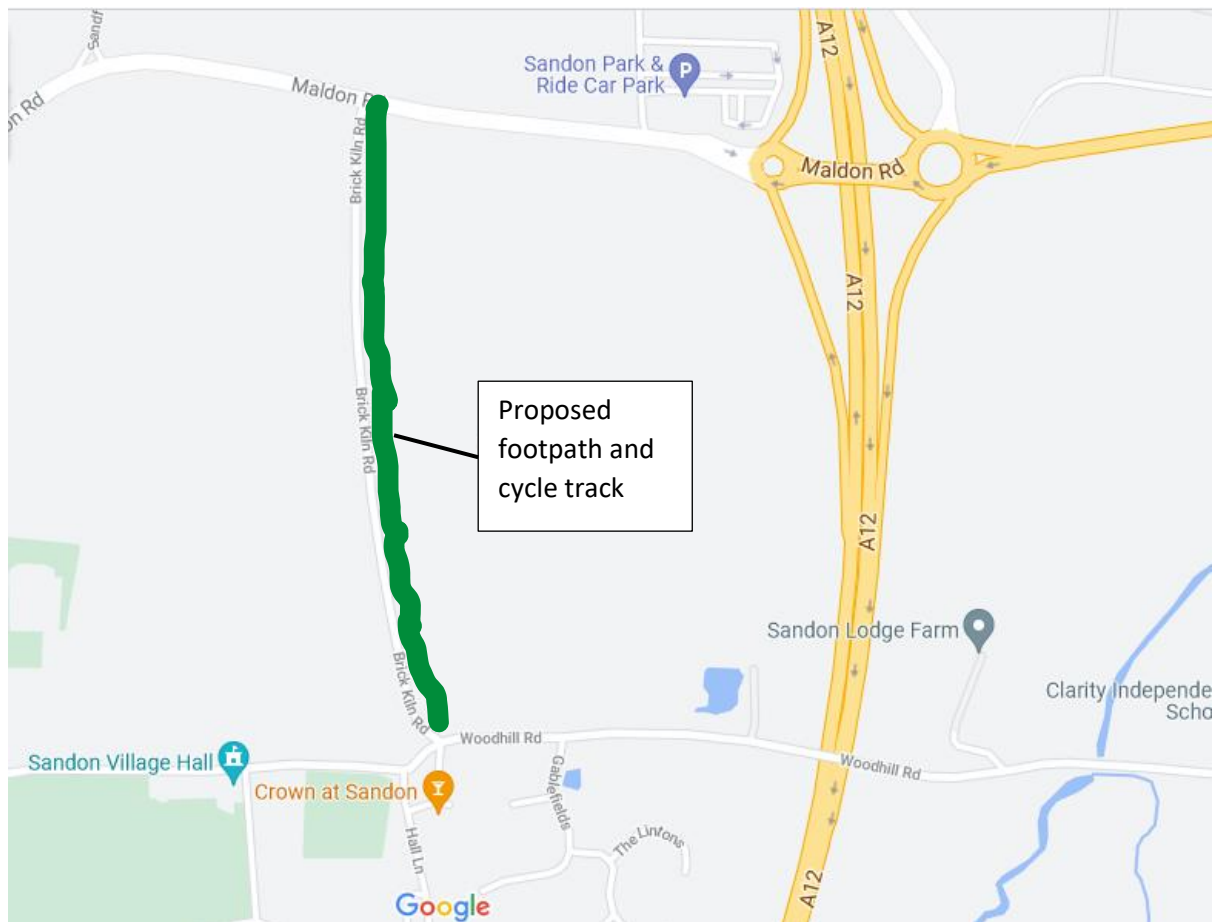
Map C2: Showing junctions of concern at East Hanningfield Road/Southend Road at Howe Green (left) and East Hanningfield Road/Gibcracks Chase



Map C3: Showing crash map data, a serious incident on 8/5/2018, at the Woodhill Road, Hulls Lane, Mayes Lane junction.



Map C4: Showing crash map data, serious incidents, E Hanningfield Road/Southend Road, 6/7/2017 and at E Hanningfield Road/Gibcracks Chase junction, 6/1/2020.



Map C5: Showing proposed footpath and cycle track from Sandon Village to A414 (also shown as Map 8 in Draft Neighbourhood Plan document).