

QUESTIONS AND STATEMENTS FROM THE PUBLIC

TO THE PLANNING COMMITTEE ON 4th November 2025

Item 7 – 24/01786/OUT- Land South Of Maldon Road And East Of Hyde Green Maldon Road Danbury Chelmsford

Statement from Mr W

Background

This application seeks outline planning permission for the erection of up to 72 dwellings, on the edge of Danbury, of which 25 will be affordable.

Since 2018, Richborough has worked closely with the Danbury Neighbourhood Plan Steering Group, culminating in the site's allocation for housing in the made Danbury Neighbourhood Plan. The site is therefore deemed to be suitable for development and the application is in accordance with the adopted development plan.

The Council is unable to demonstrate a five year housing land supply and the tilted balance is therefore engaged.

In considering the tilted balance, the following clear benefits weigh in favour of granting consent:

- The proposed development will deliver a policy compliant 35% affordable housing.
- It would provide a range of house types and sizes.
- It will deliver improvements to the route and usability of the Public Right of Way through the site.
- It will provide formal and incidental open spaces that achieve at least a 10% biodiversity net gain.
- It will generate jobs during the construction period and creation of additional expenditure in the local area once occupied.

The applicant has also agreed to several significant financial contributions, including towards healthcare facilities, education and allotments.

Design and Technical

The submitted Layout and Parameter Plan show how the site can be developed whilst retaining all existing trees and hedgerows onsite with the exception being those required to be removed to facilitate access.

The layout respects neighbouring land uses and the future development at the site will ensure adequate separation distances are achieved with adjacent properties.

The diversion of Cherry Garden Lane through the application site will ensure safe access for existing and proposed residents. The access design incorporates a narrowing of the road and a raised pedestrian crossing thereby acting as a deterrent to drivers using the route as a cut-through to avoid traffic on Maldon Road.

The applicant has worked with the Council to address all technical consultee responses.

In conclusion, the proposed development respects the policies of the Danbury Neighbourhood Plan and accords with the adopted development plan. It will provide much needed affordable and market housing in a sustainable location whilst delivering a range of benefits.