SANDON PARISH COUNCIL

SANDON NEIGHBOURHOOD PLAN 2022 - 2036 Consultation Statement April 2023



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1. Introduction and Overview

The Draft Sandon Neighbourhood Plan (NP) has been developed through extensive local community consultation throughout its preparation, conducted by the Sandon NP steering group set up under the authority of the Sandon Parish Council, (SPC).

Sandon NP group comprises a wide cross section of residents from the community, including two parish councillors and representatives from different areas of the village.

The plan builds on the previous Village Design Statement of 2011, which was itself built on significant community consultation and engagement. The Neighbourhood Plan has been prepared over the course of 2016 - 2023.

The Sandon NP group has endeavoured to ensure that the NP reflects the desires of the local community and key stakeholders by engaging with the local community from the outset.

Communications

Throughout preparation the Sandon NP Group ensured that the local community and stakeholders were kept informed of progress with the Plan and were able to get involved with its development. Different methods were used to achieve this, as set out below:

- a. Articles were published in Sandon Voice, which is the local parish magazine delivered to every household in the parish four times each year. Appendix C provides copies of the articles included.
- b. Articles were published in Sandon Topics, a leaflet prepared and delivered to all households by the Parish Council three times each year. Appendix D provides copies of the relevant articles.
- c. Presentations were made at the Parish Council Annual Assemblies. In 2018 a short film was shown which had been made about Sandon and the Neighbourhood Plan process. See Appendix E.
- d. Copies of all relevant meeting documents have been uploaded onto the Sandon Neighbourhood Plan website at ndp4sandon.co.uk

2. Launch and Household Questionnaire

- a. An Initial parish questionnaire was distributed in February 2018 to every household, 650 copies, and 163 were returned. Details and results are in Appendix A1.
- b. A business questionnaire was distributed to 25 businesses in the parish and only 4 were returned. Details and results are in Appendix A2.
- **c.** A presentation was made at the April 2018 Annual Assembly showing a film about the parish, which promoted the need for a neighbourhood plan, giving feedback from the questionnaire and taking some questions and comments. Those present were encouraged to be involved in the neighbourhood plan process.

3. Consulting about Vision

A stall was taken at the St Andrew's Church Summer Fete in July 2018, publicising an initial draft vision and objectives, and gathering comments and interest. We had four responses although verbal engagement with more people. See Appendix F.

4. Further Consultations

- a. A flyer was given out at the local 'Tea on the Green' in August 2018 and conversations were held with individuals and families during the afternoon. See Appendix G.
- b. Members of the Sandon NP Group visited the local WI and the local Scout Group in February 2019 and gathered ideas and comments. See Appendices A4 and A5.
- c. A questionnaire was uploaded to the local secondary school website in November 2019, inviting views from the school pupils. See Appendix A3.
- d. A stall was taken at St Andrew's Church Christmas Fayre on 16th November 2019, to request comments on the draft NP policies. There were six generally supportive responses. See Appendix H.
- e. The draft policies were displayed on the website in November 2019 and comments requested, but very few received.
- f. Further consultation was then limited by Covid-19 concerns and restrictions.
- g. Request for resident ideas about Green Spaces via Facebook (October 2021) and Sandon Topics (December 2021) produced one response about a favourite wooded area.

5. Reg 14. Consultation

Summary of Regulation 14 consultation in January and February 2023

a. Overview

The Regulation 14 consultation stage of the Sandon Neighbourhood Plan took place for a six-week period running from 16 January 2023 – 27 February 2023. Notice of the Regulation 14 consultation was sent direct to:

- 46 organisations, representing statutory consultees, and including utility and service. providers, and local authorities. A full list is presented in Appendix B1.
- The three Parish council's neighbouring Sandon also in Appendix B1.
- All 650 households identified in Sandon Parish.
 - The Regulation 14 version of the Plan and supporting documentation were available to view. electronically via the Sandon Neighbourhood Plan website (ndp4sandon.co.uk) during this period. Screenshots of this website homepage and neighbourhood planning pages, as they appeared during the Regulation14 period, are included in Appendix B2.
 - The Regulation 14 consultation period was widely advertised:
- Leaflets were distributed by hand to each household in the Parish with a paper copy of the response form as well as the link to the ndp4sandon website and the electronic response form available there. A copy of the leaflet is included in Appendix B3.

- Articles included within the local church magazine, Sandon Voice and the Sandon Parish newsletter, Topics which are distributed to all households in the parish.
 Copies of these articles are presented in this summary report (at Appendix F).
- The consultation was widely advertised on the Parish Council Facebook page as well. In addition to the website the Regulation 14 version of the Plan was available to view at:
- The Parish Council offices, where a display was set up on Wednesday 30th January from 10am to 12 noon.
- At the Village Hall on Saturday 21st January from 2pm to 4pm, where again a display was set up.
- At the Howe Green Chapel on Wednesday 8th February form 10am to 12noon, where again a display was set up.

Copies of display material are included in Appendix B4.

A response form was produced, available in paper form and electronically. Paper copies of the form could be completed and returned to the Parish Council offices or at the collection point set up in the Local St Andrew's Church. Links to the electronic version of the questionnaire were available in the distributed leaflets and on the Sandon Neighbourhood Plan website.

The response form is included in Appendix B5.

The following sections of this report present a summary of responses received during the Regulation 14 period. It is ordered based on consultee.

b. Responses from residents

Responses were received from 42 residents, including 6 declared as couples, comprising a mix of hand-written and electronic responses.

The responses from residents generally fall into one of two camps:

- 1. Those who express support for the Plan and, in particular, the hope for a continuing village setting and feel in Sandon and a wish for a safer pedestrian and cycle route from the village to the Park & Ride facility and safer walking and cycle routes in other places.
- 2. Those who object to the development of new homes and, in particular, the traffic and other infrastructure impacts.

Key messages are summarised below:

Comments made in support of the Plan and in agreement with a range of policies and projects, including:

- Policies and ideas related to avoiding coalescence of Sandon with nearby more urban area of Great Baddow and protecting the setting of Sandon Village was considered important.
 It was noted that regimes should be put in place to maintain green infrastructure.
- All policies related to walking and cycling, making these a safer and more attractive proposition for people. Linked to this, some respondents noted that speed limits in the village need reducing, including those on Woodhill Road.
- Agreement that bus services need improving as well as access to bus stops.

Areas of concern and objection to the plan:

These responses were focused on the following:

• Comments were made suggesting that no new housing development should take place in Sandon.

- Policy concerning the gap between Sandon and Great Baddow should be clearer and more insistent.
- More emphasis on protecting wildlife and green spaces.
- Some respondents do not see the need for cycle routes, but some want more inclusive routes for all users.
- Some disquiet around employment development in rural areas

Responses on various other issues

A series of other comments and suggestions were made, including:

- Infrastructure needs providing before any new development should commence.
- Existing residential amenity should be protected from new development.
- There should be further references and policies in the Plan in relation to climate change and zero carbon development.
- There is a need to make roads safer for all.
- There is still a need for improved broadband and mobile phone reception for homeworking.
- Several detailed suggestions about road junctions

More general comments

It is noted that some of the responses raising concerns that are not about the draft Plan and therefore cannot be addressed in this present context.

The Neighbourhood Plan needs to be in conformity with the strategic objectives and policies of the Local Plan, which includes those policies in relation to development adjacent to Sandon School. The Neighbourhood Plan is unable to change this, nor impose additional requirements.

Climate change and sustainable development are being addressed by Chelmsford City Council and the policies in the Neighbourhood Plan are aligned with this.

Responses regarding design, walking and cycling, green infrastructure and community uses are all noted and included within the Neighbourhood Plan where possible. In respect of infrastructure, the Infrastructure Delivery plan prepared as part of the Chelmsford Local Plan identifies those items required to support development in Sandon. In addition to these and using the Neighbourhood portion of the Community Infrastructure Levy, a series of projects have been identified which could result in improvements to infrastructure.

c. Responses from the City and County Council

Comments were received from Chelmsford City Council (CCC) and Essex County Council Comments from CCC and ECC helpfully flagged up clarifications and amendments in respect of the new Local Plan, including places where changes should be made to avoid duplication with the Local Plan.

In general, support was expressed for the policies and objectives within the draft Neighbourhood Plan, though with some minor changes suggested in respect of the terminology used. Suggestions were also made as to where policy wording could be strengthened. These suggestions were helpful and will be reflected in the submission version of the Neighbourhood Plan.

We have agreed to changes to the 'gap' policy to consider rather the importance of the Sandon Village setting and various views across the neighbouring landscape.

d. Responses on behalf of development company and landowners

Responses were received from Barton Willmore, now Stantec on behalf of the Speakman family, landowners of the land adjacent to Sandon School, and Redrow, developers of that land.

This response does not support our wish to prevent coalescence of Sandon with Great Baddow and does not support our wish to maintain a limit of two storeys in their development to match other properties in the vicinity.

e. Responses from other organisations

In addition to the responses summarised in the preceding sections two further comments were received, one from the Great Baddow Parish Council, which was supportive, and one from Danbury Parish Council which would have liked us to include a preference for avoiding coalescence of Sandon with Danbury.

No comments were received from other organisations which we take to infer support for the Neighbourhood Plan.

f. Summary messages

In response to the comments received the following summarises the main amendments that will be made to the Neighbourhood Plan prior to submission. These are:

- Amendments to policy wording as recommended by CCC and ECC that help clarify the intent of the policy and reflect the most recent modification now included in the Local Plan.
- Give greater emphasis to climate change through introduction of new overarching text in the Neighbourhood Plan.
- Amend the policy advocating a green 'gap' between Sandon and Great Baddow, although there was overall resident support for this. Rather to emphasise the importance of avoiding coalescence of communities and to promote the Sandon Village setting and village feel by preserving some green areas around the historic village.
- Inclusion of extra wording concerning the Essex minerals and waste planning. It is important to note that the Neighbourhood Plan has been prepared in the context of the new Chelmsford City Local Plan. It is the Local Plan that establishes the scale of growth that should take place and where not the Neighbourhood Plan. Through the Local Plan, the impact of traffic associated with new growth, both within Sandon and elsewhere, has also been assessed. The Inspector of the Local Plan was satisfied with that.

Appendices

Appendix A1. Household Questionnaire (HQ).



SANDON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2018 – 2033

Questionnaire

Have your say about the future of our Parish

- Are there suitable sites for new homes that do not compromise our wish to ensure that Sandon keeps its special character and protects its countryside environment?
- · How should we manage change in Sandon over the next twenty years?
- How much new development may be needed to help ensure that local services and businesses not only survive but thrive?
- How many homes could be needed to cater for local people who cannot compete on the open market?
- Do we want to set standards for the style of new buildings?
- Should we encourage local businesses to provide employment opportunities?

Prize draw with £50 prize



Dear Resident

The Neighbourhood Development Plan (NDP) is only concerned with planning issues related to the development and usage of land. The NDP will be legally enforceable under the Localism Bill passed in 2011, so that its planning policies MUST be considered when planning applications are reviewed.

The attached questionnaire gives you the opportunity to express your views on a range of topics and will provide information to the Neighbourhood Development Plan committee so that they can construct a fair and balanced NDP. This will contain the planning policies to be applied in the Parish of Sandon over the next 15years, so it is important that as many people as possible provide their opinions.

While the NDP needs to be broadly in conformity with Chelmsford City Council's local plan, it can and should reflect the community's view of local needs and priorities. The Local Plan indicates that Sandon must provide at least 150 homes by 2033, as well as a business park. There is a New draft Local plan with a consultation period from 31st January to 28th February 2018. (You may have been to the Drop in at the village hall on 15th February.)

This questionnaire will be hand delivered. Please post completed questionnaires by 24th March 2018 using the stamped addressed envelope. Please take a little time to complete the questionnaire so that your views will be included.

You may choose to complete the questionnaire electronically – please complete on the NDP website at: ndp4sandon.co.uk and click the submit button or download the form, complete it and return to the NDP committee secretary at: judy@cecil.family.clara.net

If you would like extra copies of the questionnaire please download from the website and print or call in at the parish office Monday or Wednesday mornings 9.30 to 12.30pm.

All residents of Sandon Parish aged 16 years and over, are encouraged to complete this questionnaire with a tick or cross in the appropriate boxes. Optional comments boxes are provided for those residents who wish to express their views in more detail on any aspect of the questionnaire. As a special incentive to encourage your response, if you give your name and either email or address you will be entered in the Prize Draw (£50 prize). Please read the Privacy Notice below for details of how we will protect your personal data. The personal information will be separated from the questionnaire before analysis to protect your anonymity.

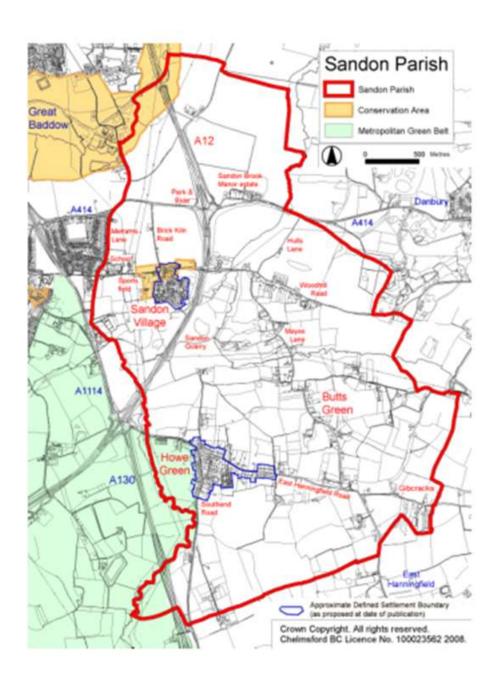
Thank you

Neighbourhood Development Plan Committee.

Privacy notice

The information which you supply will be treated as confidential and will only be used for the purposes of developing the NDP. Your information will not be shared with any other parties, but please note that any comments you make may appear anonymously in the published results.

If you have any queries about the questionnaire, or need assistance completing it, please contact the Neighbourhood Development Plan secretary: Judy Cecil 01245 224747 judy@cecil.family.clara.net



LIVING IN SANDON

1. What is important to you about Sandon?

Please tick one box per row	Very Important	Important	Not Important
My Home			
Living in a peaceful and rural atmosphere			
Views of the countryside			
Feeling and being part of the community			
Village activities and community groups			
Low crime rate			
Other Reason			

HOUSING

2. If additional houses were to be built, what size and type would you prefer?

Please tick one box per row	Yes	No	No Opinion
Affordable homes and Starter homes			
Family Homes (2-4 bedrooms)			
Larger Family Homes (5 or more bedrooms)			
Social Housing			
Flats/Apartments			
Bungalows			
Retirement Home (e.g. adapted for elderly/disabled)			
Sheltered Accommodation			

3. What housing style would you favour for new properties in the Parish?

Please tick one box per row	Yes	No	No Opinion
Building design which respects the scale and style of existing buildings			
Use of traditional local building materials			
Modern building styles and materials			

4. If new homes were to be built, where would you prefer they were located?

Please tick one box per row	Yes	No	No Opinion
Within the village			
On the edge of the village			
Brownfield land (previously used for other purposes)			
Greenfield land / farmland (previously undeveloped)			

Di	Yes	No	No
Please tick all that apply Less than 10 houses			Opinion
TO SOME SOME TO SOME SOME STORE STORE SOME SOME SOME SOME SOME SOME SOME SOM			-
11 to 30 houses			-
31 to 100 houses			-
More than 100 houses			
7. If Sandon were asked to accommodate buildings f site would you prefer?	or commerci	al use, which	No
Please tick one box per row			Opinion
			_
Brownfield land (previously used for other purposes)			
Brownfield land (previously used for other purposes) Greenfield land / farmland (previously undeveloped) Conversion of redundant buildings			
Greenfield land / farmland (previously undeveloped) Conversion of redundant buildings COMMUNITY AND RECREATIONAL FACILI 8. What would improve living standards for people in the properties of		No	No Opinion
Greenfield land / farmland (previously undeveloped) Conversion of redundant buildings COMMUNITY AND RECREATIONAL FACILI 8. What would improve living standards for people in the properties of	n the parish?		
Greenfield land / farmland (previously undeveloped) Conversion of redundant buildings COMMUNITY AND RECREATIONAL FACILE 8. What would improve living standards for people is Please tick all that apply Better broadband	n the parish?		
Greenfield land / farmland (previously undeveloped) Conversion of redundant buildings COMMUNITY AND RECREATIONAL FACILI 8. What would improve living standards for people is Please tick all that apply Better broadband Better mobile phone reception	n the parish?		
Greenfield land / farmland (previously undeveloped) Conversion of redundant buildings COMMUNITY AND RECREATIONAL FACILE 8. What would improve living standards for people is	n the parish?		

9. How important to you are the following public facilities?

Please tick one box per row	Very Important	Important	Not Important	Don't know where it is
St Andrew's Church				
Howe Green Chapel				
Brethren Meeting Room				
The Crown public house				
Butts Green Garden Centre				
Sandon School				
Footpaths				
Bridleways				
Village Hall				
Tennis Club				
Sports Club				
The Green at Sandon				
Allotments				
Butts Green				
Howe Green Car Park				
Lintons Play Area				
Other (Please specify)				

10. What additional facilities would you like to see provided by any future development?

Please tick all that apply	Yes	No	No Opinion
Play Area			
Footpaths			
Car Park			
Appropriate road access			
Green space			
Bus Service			
Shop / Post Office			
Other (please specify anything else you think would help)			

PROTECTING OUR ENVIRONMENT and LIMITS TO DEVELOPMENT

11. How important is the protection / enhancement of our local heritage and natural environment?

Please tick one box per row	Very Important	Important	Not Important	No opinion
Conservation of historic or listed buildings and sites of archaeological significance				
Protection of special views				
Protection and enhancement of green spaces				
Protection of natural environment (e.g. woodland, wildlife habitats and sites of special scientific interest)				
Low light pollution				
Low noise pollution				
Protection against flood risk				
Protecting a low carbon footprint				

12.Do you support development of any of the following renewable energy schemes?

Please tick one box per row	Yes	In some circumstances (please specify)	No	No opinion
Wind turbines				
Solar Power				
Ground / air source heat pumps				
Other (please specify)				

3. The space below is for you to make additional comments about protecting the environment or limitations to development (optional)			

THANK YOU

Please post your completed questionnaires using the SAE BY 24th MARCH 2018

PERSONAL INFORMATION

(Optional but name and address or email required for prize draw entry)

14.Information for prize draw.

Name	
Address	
Postcode	
Telephone	
email	

15. How old are you?

Please put tick or cross in one	e box	
16-17	45-54	
18-24	55-64	
25-34	65-74	
35-44	75 or older	

16. What is your occupation?

THANK YOU

Background Information

Sandon Parish Council is responsible for the content and production of the Neighbourhood Development Plan and has delegated the task of preparing the NDP to a Neighbourhood Development Plan Committee, consisting of eight volunteers (including three parish councillors), all of whom live in Sandon. They conduct monthly meetings at the Parish Council office in the Village Hall car park on Woodhill Road. These are open meetings which all interested residents are welcome to attend. The information gathered from the questionnaire responses will form part of the evidence base supporting the NDP.

The NDP will summarise the views of the local community in terms of:

Development - housing and places of work

Infrastructure - the environment, the use of open spaces and local facilities)

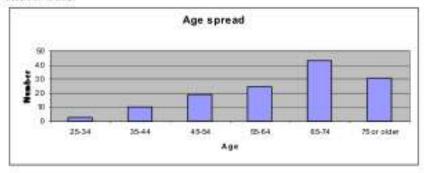
Appendix A1. HQ results

Report on Sandon Neighbourhood Development Plan (NDP) Questionnaire

Introduction

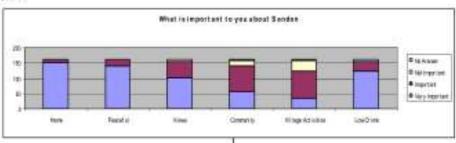
The Sandon NDP questionnaire was delivered with the Sandon Topics at the end of February 2018. 650 were delivered and 163 returned. Thanks to all who completed questionnaires and shared their thoughts with us. The names of those who gave a contact number/address/email were put into a hat and a winner of the £50 prize was drawn at the Annual Assembly.

Only 3 questionnaires were returned by 25-34 year olds, 10 by 35-44 year olds, 19 by 45-54 year olds. 25 by 55-64 year olds, 43 by 65-74 year olds and 31 by those 75 years or older. (32 replies gave no age). So the majority of responses were from the older members of the Sandon population. A majority (69% of those who gave an answer) were retired. A lesson to be learned is how we engage with younger people and those at work. We did encourage electronic completion (only 14 electronic responses) but maybe need to consider more use of social media for other similar endeavours.

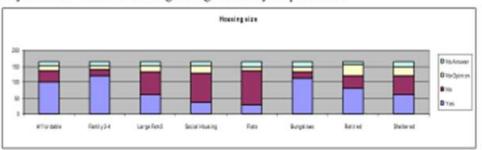


(Numbers in brackets are those who supported/those who expressed an opinion)

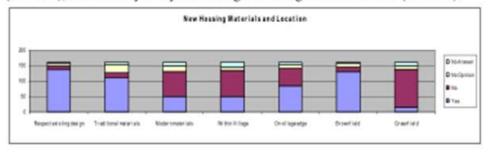
1. As expected most people thought their home was very important (152/162 responses), most thought a peaceful environment very important (140/161) and most thought countryside views either important or very important (153/160). Perhaps those are reasons why people choose to live in a village like Sandon! Being part of a community was important or very important (141/158) as were village activities (124/157) and low crime rate was very important (123/156) for most of us. This suggests all these attributes make Sandon an attractive place to live.



2. Then attention was turned to the prospect of new houses being built in Sandon. The Local Plan is pointing to 100 houses on Molrams Lane and 50 houses near the A414. With pressure on Chelmsford to build even more houses over the next years, we expect Sandon to be asked to accommodate more. (Much of the land surrounding Chelmsford is in the metropolitan green belt and cannot be used and North Chelmsford is already heavily involved.) There was support for affordable housing (100/151), 2-4 bedroom family houses (121/153), less support for larger family houses (59/151), social housing (36/153) and flats (27/150) and slightly less interest in retired accommodation (82/155) and sheltered housing (61/148) – maybe a little odd considering the age of many respondents!

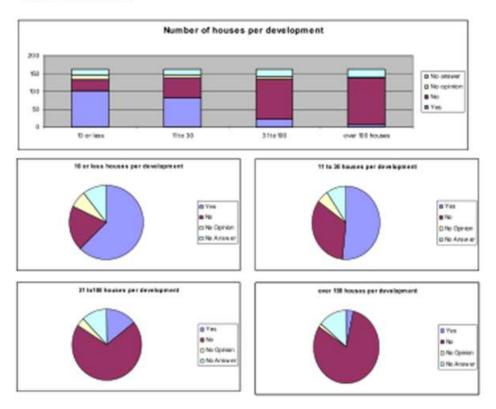


- More respondents preferred building styles which respected existing styles (138/159) and traditional building materials (111/154) than modern materials (49/151).
- 4. Only about a third of responses wanted more housing in the village (50/145), while about half were happy with building on the edge of the village (83/152). Nearly everyone agreed with using Brownfield (or previously used sites) (131/159), while nearly everyone was against using Greenfield sites (124/149).

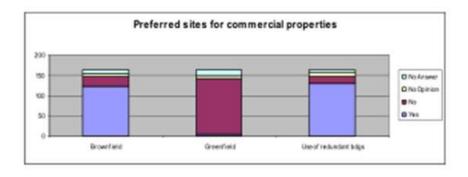


5. Turning to the size of developments. Blue is yes and purple is no –there was support for smaller rather than larger developments. (Apologies for the mistake in labelling the smallest developments as less than 10 when it should be 10 or less houses.) Good support for 10 or less (102/146) and 11 to 30 houses per development (83/146), but about 75% against developments with 31 or more houses. (113/142) against 31-100 houses and (131/140) against more than 100 houses per development. One response did remind us of the benefit of larger

developments – there is government direction to include some affordable housing in developments of over 100 houses. This may be a local policy which could be included in our NDP giving direction to include smaller houses in all but the smallest developments. We will need to gather more guidance from residents for that kind of detail.

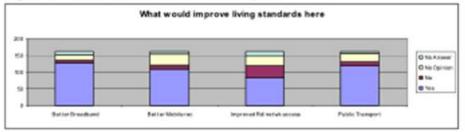


6. There is a move to provide some business units on a site near to the Park and Ride. This question asked where residents would prefer to see business development. The near unanimous 'yes' was for Brownfield sites (123/155) and use of redundant buildings (129/157) and the clear 'no' for use of Greenfield sites (6/149).

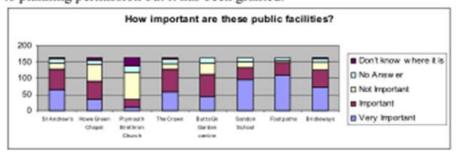


7. Broadband has been of poor quality in many parts of Sandon, as has mobile phone reception. Most residents would like to see improvements in both, (129/153) supported broadband improvement while (110/154) supported better mobile phone reception. BT/Open Reach are working on some improvements starting with Butts Green, so there is hope for the broadband!
Just over half residents support improved road networks and access as a way to improve living standards (84/150) although some commented that busy roads bring increased noise and nuisance.

Most residents (120/158) would agree that better public transport would improve living standards. (There have been reductions in bus services recently, although the Dart 99 does to some extent now replace the 31 and there is a Community bus service which has to be booked) (The question about road safety was not formatted correctly and there was a discrepancy between electronic and paper responses – it has been left out of the analysis)

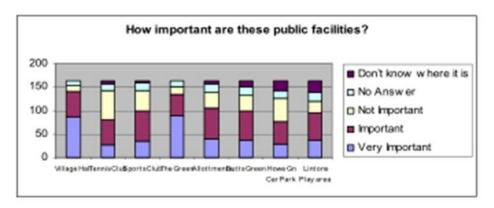


8. Support for the importance of Sandon School (132/151), St Andrew's Church (123/147), The Crown (127/144), Butts Green Garden Centre (112/147), footpaths (150/153) and bridleways (126/148) - the second glitch – thanks to Sue Dobson for pointing that out – she is from the Bridleway association - there are no bridleways in Sandon – yet. She is working on it. Much less support for Howe Green Chapel (90/142) and very little support for the Brethren meeting room(35/118), with a good number not knowing where these are. (The Brethren have permission for a large meeting room and large car park on the corner of Woodhill Road and Molrams Lane, opposite the school. They have a small building at present with a substantial fence around it.) The Parish Council objected to planning permission but it has been granted.

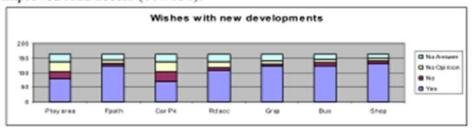


Strong support for the importance of the Village Hall (140/152) and the Green (135/150), a little less for the Sports Club (100/142), Butts Green (99/132), the allotments (106/139), Lintons play area (95/119) with much less support for the

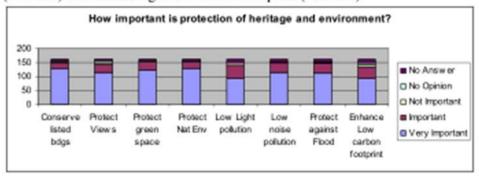
Tennis Club (80/143) and Howe Green Car Park (76/125). A significant number of respondents did not know where the Lintons Play area or Howe Green Car Park are to be found.



9. The NDP can include policies directing developers to provide/contribute towards defined amenities when they build houses. Responses showed good support for a shop (131/149), a bus (124/146), green spaces (125/142) and footpaths (123/143). (Especially commenting on footpath and cycle track connections from village to Park & Ride.) Less strong support for play area (78/139), car park (70/137) and improved road access (107/136).

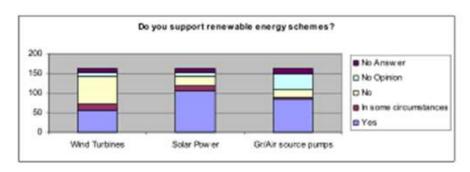


10.A clear majority of residents thought that the protection of local heritage and the environment is important or very important. Conserving listed buildings (149/155), protecting rural views (145/155), protecting green spaces (154/157), protecting the natural environment (152/155), preventing light pollution (142/151), preventing noise pollution (151/153), protecting against flooding (146/153) and enhancing a low carbon footprint (135/150).



11.A majority of residents supported solar power development (107/153) and 12 more in some circumstances, with comments asking for discrete placement and on houses, not in solar farms.

Slightly more than half residents (85/150) supported ground or air source heat pumps (not such a developed and popular technology yet) and there was much less support for wind turbines (57/153), several comments preferring wind power on the coast or at sea rather than in the village.



Sandon Neighbourhood Development Group Sandon Parish Council May 2018

Jane Willis
Judy Cecil
Pam Knott
Pat Ferris
Jan Ullmer
Rosemary Hoare
Cedric Calmeyer
Dee Hyatt
Martin Cross

Appendix A2. Business Questionnaire

Please feel free to comment further on any of the above questions or any other matter which you consider to be relevant to this important survey, if needed, on a separate page.

	Sease bick one &	V.	s?		***************************************	Yes	No	Den Knor
					Please tick all which apply		3	LDO
Agriculture, farming, fisheries Public Houses, Cafes, Restaurants	Hair an	d Benuty rela	ted		Brownfield land (previously used for other purposes)		S.	
danufacturing	77.77.77	ction and alli	of Torday		Greenfield land / farmland (greviously undeveloped)			-
A STATE OF THE STA	10000000		ed Irabes		Use or Conversion of existing buildings			
fedical and Health related	100000000	Industries						
eal Estate		ort, Storage, D	intributio	6	Other, please give details			
rofessional, Scientific, Technical	Tourism							
rafts	Other						73	
What are your current staffing le	vels?				Is the shortage of local affordable housing a facto	r in recruitme	nt?	I Do
Please tick which as		Full	ime	Part Time		165		Kno
one Sole Proprietor	24	_			Affordable housing shortage effects recruitment			
- 5 employees		_	\rightarrow		9. Business Expansion			
- 10 employees		-	_		7. Summer apparatu	Yes	No	Du
1 - 20 amployees		_	_			-		kn
1 – 50 amployees		_	\rightarrow		Do you consider there is scope in Sandon for you to expand your business?			
1 + employees		_	\rightarrow		If so what new business space is needed in Sandon?	_	-	4
t + employees		_	_		II so what new ourmers space is needed in Sandon:			
. Employees Home Locations								
				How many				
and the state of t			\rightarrow		***			
iving in the Parish of Sandon			\rightarrow		What service and infrastructure improvements are needed to ensure Sandon keeps pace as a viable			
Living within 5 miles of work		-		business location?				
iving more then 5 miles away from	WOLK.		_					
Employees Travel Patterns					What barriers or constraints prevent businesses			
and the second second			-	How Many	moving into the Sandon area or existing businesses			
			-	Note: Section 1	expanding in the Sandon area?			
Valk to work			\rightarrow			_		
ycle to work					10. What type of marketing strategy would you like t	o see for Sano		
ravel to work by car			_			Y	Di No	l N
ravel to work by Public Transport					Tackling external forces first i.e. infrastructure	-	-	
Neighbourhood Plan (NDP) allo	ration of land fo	a complete and a second			Parish Council lobbying Local and Central Governm	ent	_	+
. Neighbourhood Path (NUP) and	Camon of rang to	Yes	No	Don't	Active local business forum		_	+
		146	540	Know	Lobbying Statutory service providers	_	_	+
		_	_	100000		-	-	-
upport for more land for employm	ent purposes				Any other comments			

Appendix A2. Business Questionnaire Results

Q1 type of business	Q2 Full time workers	Q2 Part time	Q3 Employees Live in Sandon	Q3 live <5miles away	Q3 live >5miles away	Q4 walk to work	Q4 cycle to work	Q4 car to work	Q4 public trans
Medical	1-5	1-5	0	2	0	0	0	2	0
	1-5	0	4	0	0	0	0	2	0
Electronics / Leisure	Sole trader	0	1	0	0	0	0	0	0
Construction	11-20	0	4	7	2	2	0	11	0

Q5 Support for more land for business	Q6 prefer brown field sites for business	Q6 prefer green field sites for business	Q6 prefer sites for business conversion	Q7 affordable housing shortage effects business expansion	Q8 scope to expand in Sandon
Yes	Yes	Yes	Yes	No	Yes
Yes		Yes	Yes	Yes	Yes
No	Yes	No	Yes	Yes	No
Yes	Yes	No	Yes	No	Yes

Q9 Infrastructure improvements needed for expansion/barriers to expansion	Q10 improve Infrastructure	Q10 Marketing needs: Parish Council lobby	Q10 Marketing needs: Business forum	Q10 Marketing needs: Lobby statutory authorities	Q11 Would more housing in Sandon help your business?
Improve Jn 17 A12	Yes	Yes	Yes	Yes	Yes
Improve broadband and roads	Yes	Yes	Don't know	Yes	No
Improve broadband and mobile reception	Yes	Yes	No	Yes	No
Fibre broadband	Don't know	No	Yes	Yes	No

Appendix A3. Sandon School Questionnaire Summary



Molrams Lane, Sandon, Chelmsford, Essex CM2 7AQ. Telephone: 01245 473611 Fux: 01245 478554 Email: info@sandon.essex.och.uk Website: www.sandon.essex.och.uk

Sandon Parish Neighbourhood Development Plan 2018-2033

Sandon School Survey Results

Overview:

The survey was provided by the Parish council in the Autumn Term of 2019 and conducted in the second half of that term. The questions were not changed from those provided by the council and were converted to an online survey by the Sandon School IT support service. Links to the online survey were then e-mailed to a randomly generated list of students to complete in their own time. Students were not compelled to take part and the survey was open to students for three weeks.

A total of 225 questionnaires were completed anonymously during the window when the survey was live. Any % figures are quoted are rounded.

Results

Question 1- Do you live in Sandon?

Response:-

13% Yes

87% No

Question 2 - What do you like about Sandon?

This was an open response question and so there were as many responses as there were questionnaires. A selection of comments here included:-

"It's a friendly neighbourhood (lots of responses said this)

I like its quietness and its greenery

Lots of accessible footpaths

There is a pub where you can have meals with your family

The scenery is beautiful (several responses pointed this out)

I like the school"

Achievement for every learner

The Sendon School Academy Trust is a company lented by generative registered in England and Wales. Registered interface: 07097483 Registered address: Molecums Lene, Sandon, Chalmaford, Essex CM2 7AQ.

Question 3 - How do you think Sandon could be improved?

This was an open question but around a half chose not to answer. Responses this time included:-

"More things to do

The road could be bigger as buses find it hard to get through

Less traffic on the roads

Footpath to the park and ride

Make the playground a bit bigger

Something to slow traffic down on Woodhill road"

Question 4 - What additional facilities would you like to see in the village?

This question had identified responses and then an open option

Adventure Playground 15%
Footpath to the Park and Ride 15%
Cycle Tracks 0%
Mountain Bike Trail 35%

Questions 5 – How important is the protection of historic buildings and the natural environment? This was a closed option question:

10%

transport of the last contract of	Very Important	Important	Not Important
Historic Buildings	21%	71%	7%
Woodland	57%	43%	0%
Wildlife Habitats	71%	29%	0%
Green Spaces	64%	36%	0%

Question 6 - How Important is St Andrew's Church?

This was a closed option question

Sigger shop

	Important	Not important	No Opinion
St Andrew's Church	29%	7%	64%

Questions 7, 8 and 9 - How important are?

These were closed option questions

	Important	Not important	No Opinion
Footpaths	67%	8%	25%
Village Hall	36%	7%	57%
Green spaces	79%	0%	21%

Question 10 - Is there anything you do not like about Sandon?

This was an open question. There were very few responses to this other than :-

"The speed of traffic on Woodhill Road"

"You have to drive for ten minutes to get to the shops"

December 2019

Appendix A4. Sandon WI Summary

SANDON NEIGHBOURHOOD DEVELOPMENT PLAN

In December 2018 the Sandon NDP group agreed to ask various organisations within the village for their views on the plan being set out for Sandon (e.g. Sandon School, businesses, scouts and the WI)

On 14th February 2019 I spoke to a meeting of Sandon Williams about the Development Plan and asked for comments on various aspects. It was not appropriate to ask for a show of hands in most cases, but as some members spoke in response to questions I found that there was a general agreement about many items.

- Just over half of those present actually live in Sandon (20) but some live in the adjoining villages of Great Baddow, Danbury and Little Baddow.
- The response to "what they liked about Sandon" was the rural aspects and the community.
- They would like to see the community spirit continue, and that the green spaces (i.e. village green and those similar green spaces in Howe Green and Butt's Green) should never be built on, but retained as a 'green'.
- 4. Question How do you think adding 150 houses to the village would change Sandon? The only comment really (apart from those about infra structure not being good enough - see item no.7) was that it might help to maintain some things in the village such as the Church and the pub. A comment was also made that with more people the pub might be turned into a community pub such as they have in some villages and other activities might take place there.
- 5. Question What about adding new businesses? Many seemed oblivious of the businesses currently operating except for some comments on not wanting any more lorries through the village and the roads not being suitable for them. A couple of people commented on the fact that the proposed new development (and the one for Great Baddow on Molrams Lane) included some sort of business park so new ones would be catered for.
- 6. Question How important is it to retain historic sites and other current facilities? It was said that they would want any current conservation sites maintained and the Churches at Sandon and Howe Green. Sandon School was also mentioned and some discussion took place between a handful of people as one lady explained how the catchment area for the school had changed, and that it is much smaller than many secondary schools. The Village Hall was also deemed important as that was where they meet and the Crown (pub) should remain as some see it as an essential part of a village. Footpaths were also agreed to be necessary. I said (jokingty) 'How about Sandon Wi' to which there was a unanimous 'YES'.
- 7. Question What additional facilities would you want to see provided by any developer? Just became a discussion on things which are already a problem and will be made worse by extra households. First mention was medical facilities (not only General Practices but also Broomfield Hospital which is seen as overloaded at present). And then that roads should be made better and more capable of coping with the traffic generated.

The provision of a shop was dismissed, as although one or two remembered having one in the village years ago, it was acknowledged that so many now had shopping delivered from the supermarkets it would not be practical.

After we had finished one lady mentioned to me that she thought the Hammonds Farm proposal would have been a better way of increasing housing in the area (which was recognised as necessary especially for young people).

Pam Knott

Appendix A5. Sandon Scouts Summary

NDP talk to Scouts Group at the Village Hall

The Neighbourhood Development Plan is being led by our community to try to preserve Sandon Parish as a wonderful place to live.

I am here tonight to tell you a little about it and ask for your thoughts as we need to reach all parts of the community and get their opinions.

It is a Plan. Virtually everything we do needs a plan. If you go on holiday, someone has to plan ahead to get the tickets, book the dates, find the suitcase and fill it, and if the plan fails then you may find no seats on the plane, the dates chosen cannot be taken off work by your parents, and you cannot find the suitcase to fill! You probably planned which homework you need to be doing tonight to be handed in tomorrow.

Chelmsford City Council have a Local Plan that considers what will be needed in the future until 2036. They plan how many houses will be needed, where new developments should be built. They look at the roads, the footpaths, the cycle paths, the canals etc. etc.

Parishes like ours can write their own Plan which must agree with the City Council Plan, and we can look at **Housing**, state what type of houses we would agree to being built here and where. We can look at **Connectivity** (better broadband, public transport etc) **Community**, **Health**, **Education and Wellbeing** we can look at how to improve the living conditions for residents. **Heritage** we can look to conserve our Listed Buildings. And the **Environment** to have peace, footpaths, bridleways, green spaces, low noise, renewable energy etc.

1: Do you like living in Sandon (those who live in Sandon, Howe Green, and Butts Green? **Only 1 lived in Sandon**

2: is there anything you would like to have here, that isn't here? **Dedicated Scout Hall**

3: Do you think any of the following are important to our lives in Sandon?

St Andrews Church 10

Butts Green Garden Centre 3

Sandon School 12

The Chapel in Howe Green 0

The Village Hall 18

The Sports Centre 0

Footpaths **0**

Bridleways 0

- 4: Do you ever consider the fact that we live in a rural area, with fields for crops and animals? Do you like that
- 5: Who uses any of the following:

Footpaths 18 (The Scouts do night walks)

Bridleways 1 but I pointed out we do not have any official Bridleways in Sandon Children's Playground at the Lintons 0 but one said they would like a Playground.

I told them where it was.

6: Lastly is there anything you DO NOT LIKE about living here? **Nothing**

Appendix A6. List of Businesses in Sandon

There are a number of small industrial/commercial units situated in the Parish of Sandon:

- 1. Mayes Lane industrial area Sited in Mayes Lane, originally the entrance to the Quarry (see No. 10) Occupied by a number of companies utilising or hiring out large commercial and industrial equipment.
- 2. Essex Police Dog Unit

Sited in Woodhill Road, Police dog kennels and training area

3. The Sandon School. Secondary school.

Located on corner of Molrams Lane and Woodhill Road

- 4. UK Power Networks sub-station Sited on Woodhill Road, adjacent to Sandon School
- 5. The Crown Public House

Located on The Green

6. Sandon Lodge Farm

Located on Woodhill Road. Redundant barns converted to industrial and commercial units.

7. Bridge House Farm

Located on Woodhill Road. Redundant barn converted to offices now housing Clarity Independent school catering for children with complex learning needs.

8. Mayfield Farm

Located on Mayes Lane. Unused buildings converted to workshops.

9. Benchmark

Located on Mayes Lane. Provide help with landscaping and gardening.

10. Maisie's Dog Grooming

Located on East Hanningfield Road. Dog grooming.

11. Chamberlains farm

Located in Sporhams Lane. Redundant broiler houses converted into small industrial units. Latterly, planning permission has been sought to demolish these and replace with 5 houses.

12. Westwood Livery

Located on the corner of Sporhams Lane and Butts Green Road

13. Butts Green Garden Centre and Cafe

Situated on Maves Lane

Home to Grant and Jones fireplace and wood-burner business.

14. Sandon Quarry

Entrance via A130. Future plans for concrete crushing and batching plant agreed. (Old gravel works voids being filled with inert building waste.) Southern void is allocated for agriculture and the Northern void for recreation.

15. Sandon Park and Ride

Located at junction of A1060 and A12. Operated by First Essex on behalf of Essex County Council

16. (Business Park.

On A1060 (Maldon Road) adjacent to the Park and Ride. Proposed in Chelmsford Local Plan as site 3b)

Appendix A7 follows on next page



Housing Needs Survey Sandon June 2016

Edward Rigby Rural Housing Enabler

RCCE (Rural Community Council of Essex) is an **independent charity** helping people and communities throughout rural Essex build a sustainable future.

Registered Charity No. 1097009 Registered Company No. 4609624 Rural Community Council of Essex Threshelfords Business Park Inworth Road Feering Essex CO5 9SE

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Background

The Rural Community Council of Essex (RCCE) is an independent charity helping people and communities throughout rural Essex build a sustainable future.

RCCE's mission is:

To provide local communities with the skills, resources and expertise necessary to achieve a thriving and sustainable future.

This means helping communities come together to identify their own needs and priorities, and provide them with advice and support in developing practical solutions. We strive to provide a voice for rural communities, representing their interests to government at local, regional and national level.

RCCE employs a Rural Housing Enabler (RHE) to work with rural communities, usually through the parish council or Neighbourhood Plan Steering Group, to identify if there is a need for a development.

Context and Methodology

In February 2016 Sandon Parish Council worked with the Rural Housing Enabler (RHE) to carry out a Housing Needs Survey in the parish. The aim of this survey was to determine the existing and future levels of housing need of local people.

A Housing Needs Survey was delivered to each dwelling in the parish. The survey pack included a covering letter, a questionnaire and a freepost envelope for forms to be returned directly to the RHE at no cost to the respondent.

The survey form is divided into two sections. Part 1 of the survey form contains questions on household composition & property type and is completed by everyone regardless of housing need. Households who are currently or expecting to be in housing need in the future are asked to also complete Part 2 of the survey, which gives the opportunity to provide more detailed information. Additional forms were made available on request from the RHE.

The closing date for the survey was 1^{st} May 2016. 650 forms were distributed. 127 completed or partially completed forms were returned to the RHE giving the survey a 20% response rate. The response rate is below the county average of 25%.

Of the 127 households who completed Part 1 of the survey, 23 households went on to complete or partially complete part 2 of the survey.

The full table of results can be seen in Appendix 5. Percentages shown are percentages of returned forms.

PART 1 - You and Your Household

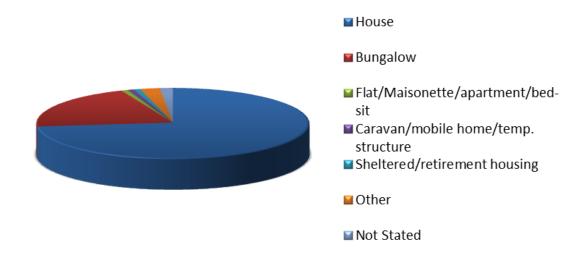
Property Type & Size

One hundred and six (83%) respondents stated that the property to which the survey related was their main home, one (1%) respondent said no and twenty (16%) respondents declined to answer this question.

The majority of respondents at ninety three (73%) described their homes as a house, twenty six (20%) described it as a bungalow, one (1%) as a flat/maisonette or bedsit, one (1%) as a caravan and one (1%) as sheltered or retirement accommodation.

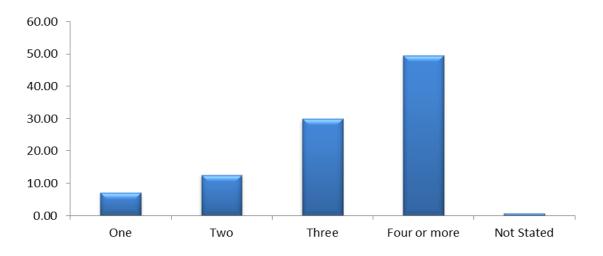
Three (2%) respondents described their homes as "Other" but did not elaborate further as to the type of home they lived in. Two (2%) respondents declined to answer this question.

Figure 1: Property Type



Nine (7%) respondents live in a property with one bedroom, sixteen (13%) live in a property with two bedrooms, thirty eight (30%) have three and sixty three (50%) live in a property with four or more bedrooms. One (1%) respondent declined to answer this question.

Figure 2: Size of Property



Tenure

The majority of respondents at sixty eight (54%) stated that they own their property outright, forty three (34%) stated that they own their property with a mortgage, one (1%) respondent lives in shared ownership accommodation and one (1%) respondent rents from a local authority.

Six (5%) respondents stated that they rent their property from a housing association, one (1%) rents from a private landlord and two (2%) live in accommodation which is tied to their job. Three (2%) respondents stated "Other" as their form of tenure but did not elaborate further, one (1%) respondent declined to answer this question.

Not stated
Other
Parents
Tied to job
Rented from a Private Landlord
Rented from a Housing Association
Rented from a Local Authority
Shared Ownership
Owned with mortgage by household...
Owned Outright by a household...

0.00
20.00
40.00
60.00

Figure 3: Tenure

Years in the parish

Twenty four (19%) respondents indicated that they have lived in the parish for between 0-5 years, seventeen (13%) have lived in the parish between 6-10 years, forty (31%) between 11-20 years and seventeen (13%) for between 21-30 years.

Seventeen (13%) respondents have lived in the parish for between 31-50 years and three (2%) between 51-70 years. Three (2%) respondents indicated that they have lived in the parish for over 70 years. Six (5%) respondents declined to answer this question.

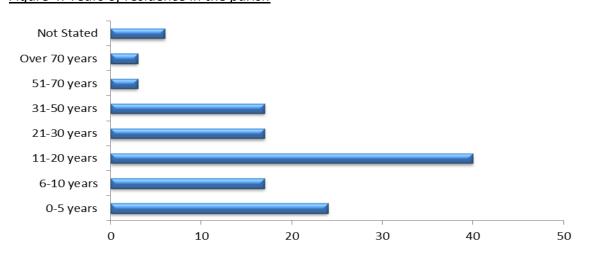


Figure 4: Years of residence in the parish

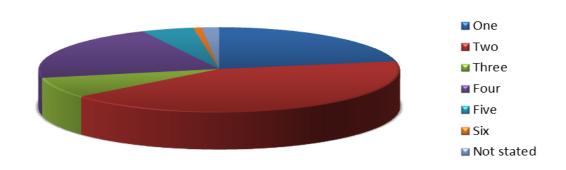
Number of people living in the property

Twenty eight (22%) respondents indicated that they live alone, the majority of respondents at fifty three (42%) indicated that they live in a two person household

Ten (8%) respondents live in a three person household, twenty seven (21%) live in a four person household and six (5%) live in a five person household.

One (1%) respondent lives in a six person household and two (2%) respondents declined to answer this question.

Figure 5: Size of households



Age and Gender

The total number of people within the households responding to the survey was 309. For the purposes of the question relating to age and gender the percentages used are of 309 i.e. 309=100%.

Seven (2%) respondents were aged between 0-5 years old, twelve (4%) between 6-10 years old, twenty five (8%) between 11-15 years old and thirty (10%) were aged between 16-24 years old.

Twenty three (7%) respondents were aged between 25-40 years old, seventy (23%) are between 41-55 years old, seventy nine (26%) between 56-70 years old and fifty six (18%) are aged 71 and over. Seven (2%) respondents declined to answer this question.

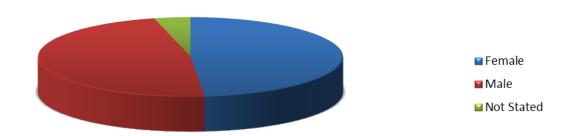
90 80 70 60 50 40 30 20 10 0-5 years 6-10 years Not stated 11-15 16-24 41-55 71+ years old years old years old years old

Figure 6: Age of Respondents

<u>Gender</u>

The responding population is 150 (49%) female and 147 (48%) male. Twelve (4%) respondents declined to answer this question.

Figure 7: Gender of respondents



Moved out of the parish

Eight (6%) respondents indicated that they had family members which have moved away from the parish in the last 5 years due to difficulties finding a suitable home locally.

One hundred and sixteen (91%) respondents stated that they had not experienced this issue. Twelve (4%) respondents declined to answer this question.

Figure 8: Family members moving out of the parish

In Housing Need

When asked if anybody in the household would be in need of alternative accommodation within the next 5 years sixteen (13%) respondents said yes, one hundred and nine (86%) said no and two (2%) respondents declined to answer this question.

No

Not Stated

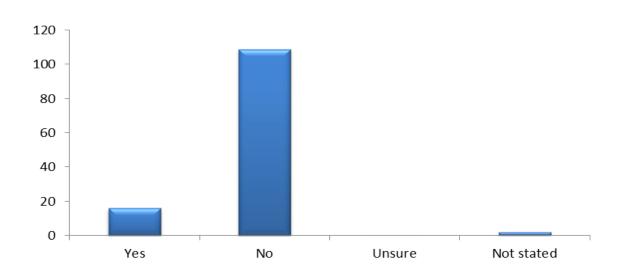


Figure 9: Need to move within 5 years

Yes

Ten (8%) respondents indicated that someone within the household would be in need if alternative accommodation in more than 5 years, one hundred and fifteen (91%) said no and two (2%) respondents declined to answer this question.

Figure 10: Need to move within 5 years

Residents wishing to remain in the parish

Twenty Six respondents indicated that they or someone in their household would be in need of alternative accommodation. Of these twenty six respondents fifteen (58%) stated that they would wish to move back to / stay in the parish and five (19%) would not. Six (23%) respondents declined to answer this question.

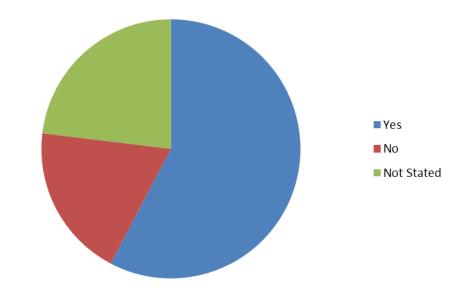
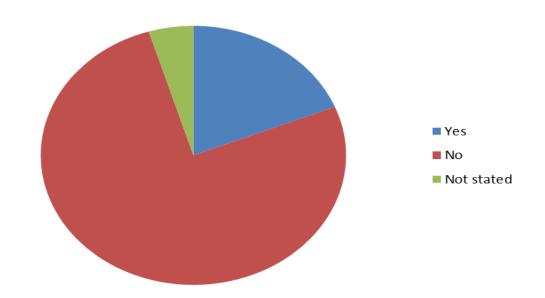


Figure 11: Moving back to/staying in the parish

Downsizing

Twenty four (19%) respondents stated that they would be interested in downsizing so smaller accommodation; ninety seven (76%) respondents indicated that they would not be interested. Six (5%) respondents declined to answer this question.

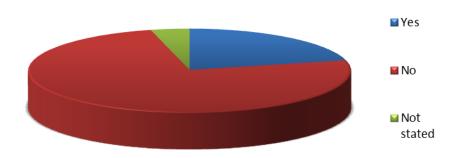
Figure 12: Downsizing



Employment within the parish

When asked if they worked in the parish or any adjoining parishes twenty seven (21%) respondents said yes and ninety five (75%) said no. five (4%) respondents declined to answer this question.

Figure 13: Employment within the parish



In favour of development

When asked if they would be in favour of a small development of affordable housing for local people fifty two (41%) respondents said yes and forty five (35%) said they would not be supportive. Twenty eight (22%) respondents were not sure and four (5%) respondents declined to answer this question.

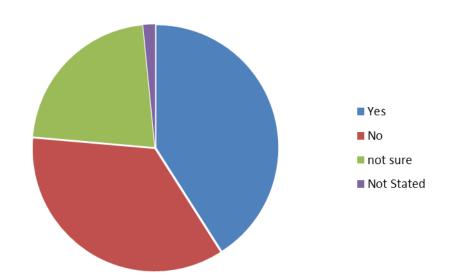
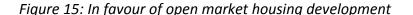
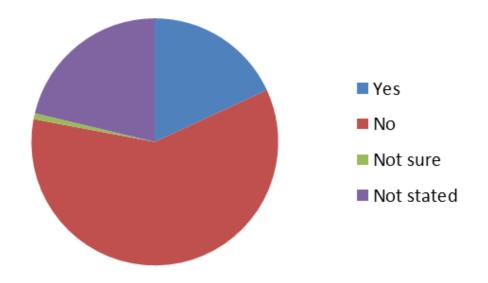


Figure 14: In favour of affordable housing development

In favour of open market development

When asked if they would be in favour of a development of housing for sale on the open market twenty three (18%) said yes, seventy six (60%) said no, one (1%) respondent was not sure. Twenty seven (21%) respondents declined to answer this question.





PART TWO - Housing Need

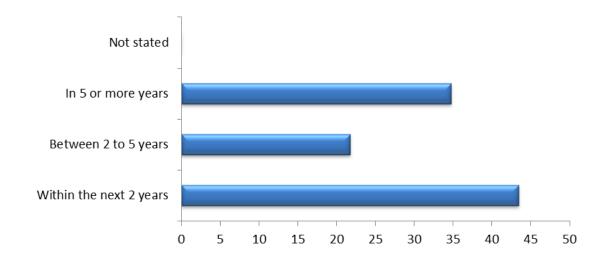
26 Households indicated that they had a need for alternative accommodation by answering question 7 in part 1 of the survey. Of the 26 households who indicated a need in part 1 of the form, 3 declined to complete any of part 2, therefore no data is recorded for them.

For the purposes of Part 2 percentage shown is the percentage of those in housing need who have completed or partially completed part 2 (23=100%) unless otherwise stated.

When those requiring accommodation need to move

Ten (43%) respondents stated that they need to move to alternative accommodation within the next two years, five (22%) need to move in between 2-5 years and eight (35%) respondents need to move in 5 years or more.

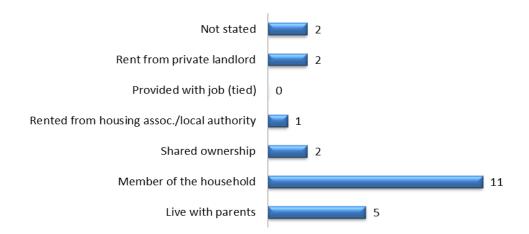
Figure 16: When people need to move



Current Tenure

Five (22%) respondents live with their parent(s), eleven (48%) are members of the household, two (9%) live in shared ownership accommodation, one (4%) respondent rents from the council/a housing association and two (9%) respondents rent from a private landlord. Two (9%) respondents declined to answer this question.

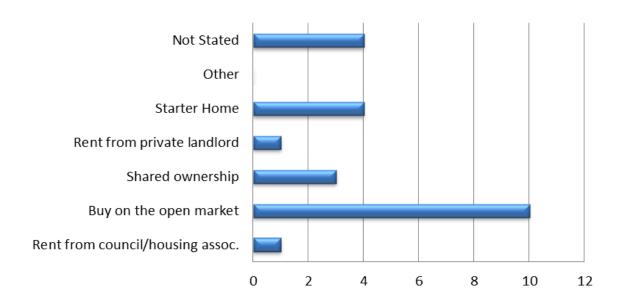
Figure 17: Current tenure



Preferred Tenure

One (4%) respondent indicated that they would prefer to rent from a housing association or the local authority, ten (43%) would prefer to buy on the open market, three (13%) would prefer shared ownership, one (4%) would prefer renting from a private landlord and four (17%) would look to purchase a starter home. Four (17%) respondents declined to answer this question.

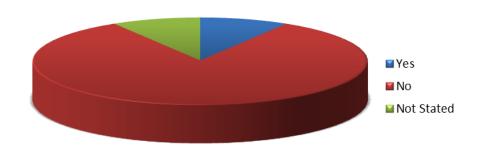
Figure 18: Preferred tenure



Chelmsford City Councils housing register

When asked if they are currently on Chelmsford City Councils housing register two (9%) said yes, nineteen (83%) said no and two (9%) respondents declined to answer this question.

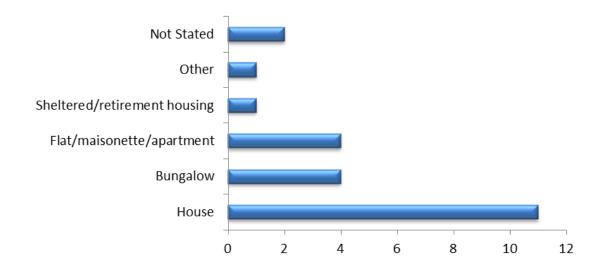
Figure 19: Local authority housing register



Accommodation required

Eleven (48%) respondents require a house, four (17%) require a bungalow, four (17%) require a flat/maisonette/bedsit and one (4%) stated "other" as their required accommodation type. Two (9%) respondents declined to answer this question.

Figure 20: Accommodation Required



Age and gender

Responding households are made up of a total of 38 people in the following age groups (percentage figure for age and gender are of total people i.e. 38=100%)

Two (5%) respondents are aged between 0-5 years old, two (5%) between 6-10 years, three (8%) between 11-15 and fourteen (37%) were aged between 16-24 years old.

Four (11%) respondents were aged between 25-40 years old, one (3%) between 41-55 years, two (5%) between 56-70 years old and six (16%) were aged 71 or over. Four (11%) respondents declined to answer this question.

16 14 12 10 8 6 4 2 0 0-5 years 6-10 25-40 41-55 56-70 71+ years Not 11-15 16-24 old years old years old years old years old years old old Stated

Figure 21: Gender of respondents

Gender of respondents in housing need

Eighteen (47%) respondents were female, sixteen (42%) were male and four (11%) respondents declined to answer this question.

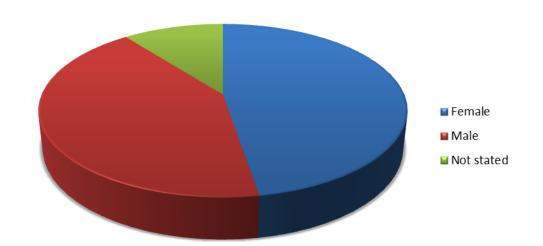


Figure 22: Gender of respondents in housing need

Reason for requiring alternative accommodation

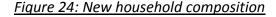
Three (13%) respondents stated that they need smaller accommodation, one (4%) requires larger accommodation, two (9%) need a cheaper home and twelve (52%) stated that they need to set up independent accommodation. Five (22%) respondents declined to answer this question.

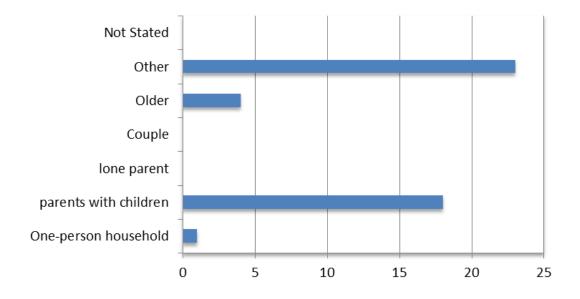
Not stated 0 Other Need to be closer to carer/dependent 0 Need to be nearer work 0 Need physically adapted home 0 Need to set up independent accommodation 12 0 Need cheaper home Need larger accommodation Need smaller accommodation 5 10 15

Figure 23: Reason for requiring alternative accommodation

New household composition

Seven (30%) of the new households will be occupied by one person, one (4%) will be a lone parent household and eleven (48%) will be couples. Four (17%) respondents declined to answer this question.





Number of bedrooms required

When asked how many bedrooms they would require seven (30%) respondents sated that they would require 1 bedroom, nine (39%) respondents require 2 bedrooms and three (13%) require a property with three bedrooms. Four (17%) respondents declined to answer this question.

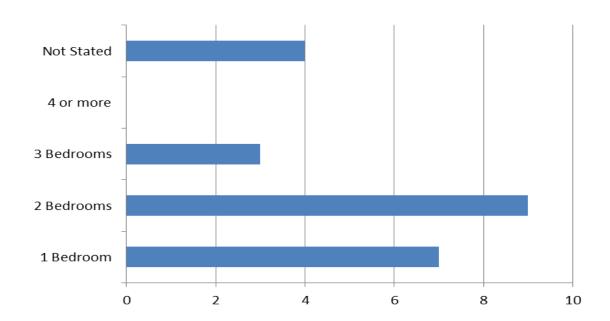


Figure 25: Number of bedrooms required

Will the new household be claiming Housing Benefit / Universal Credit?

When asked if anybody in the new household would be claiming housing benefit or universal credit two (9%) said yes, fifteen (65%) said no and two (9%) respondents said that they did not know. Four (17%) respondents declined to answer this question.

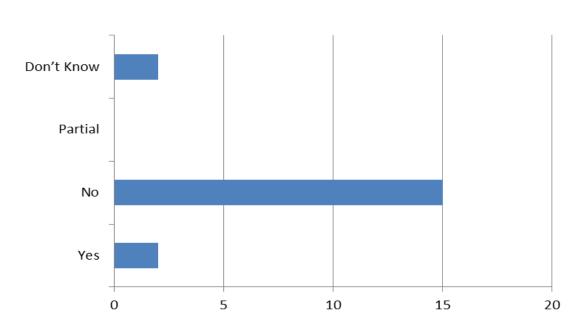


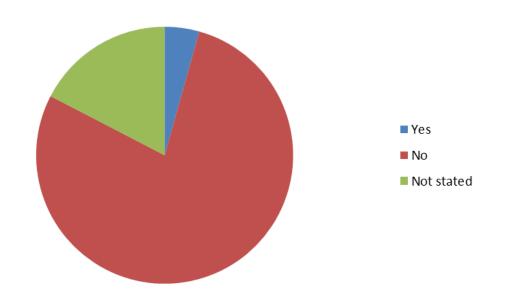
Figure 26: Will the new household be claiming Housing Benefit / Universal Credit?

Special Needs & Adaptations

When asked if anyone requiring alternative accommodation has specific housing needs one (4%) respondent said yes and eighteen (78%) said no. Four (17%) respondents declined to answer this question.

Upon analysis of the comments left by the one respondent with specific housing needs there are no specialist adaptations required to the property based on disability or frailty. The respondent has indicated they require a secure and safe property.

Figure 27: Special needs & adaptations



Affordability

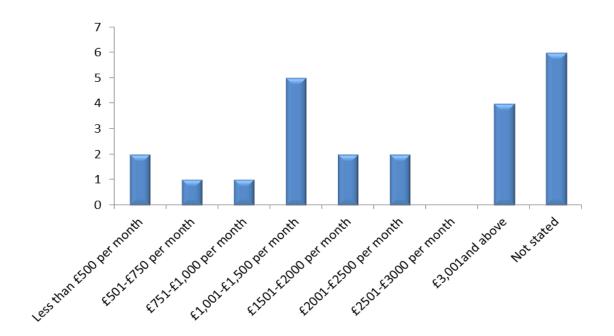
<u>Income</u>

Respondents were asked to indicate the gross monthly income available for the new households living costs.

Two (9%) respondents indicated that they have a gross monthly income of less than £500, one (4%) respondent earns between £501-£750, one (4%) between £751-£1000 and five (22%) between £1001-£1500.

Two (9%) respondents have a gross monthly income of between £1501-£2000, two (9%) between £2001-£2500 and four (17%) respondents indicated that they have a gross monthly income of £3001 and above. Six (26%) respondents declined to answer this question.

Figure 28: Gross monthly income



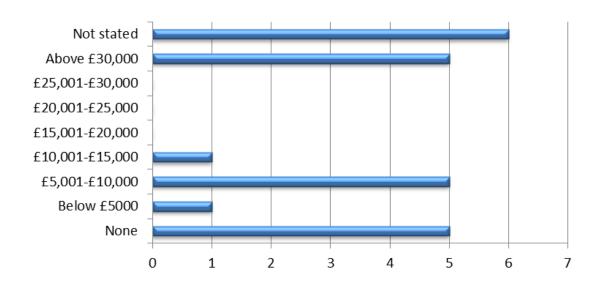
Savings

Respondents were asked if they had any savings or equity which could be used towards outgoings for a home. This is an important point of consideration for respondents seeking affordable housing as high savings levels can prevent a potential applicant from bidding on such properties.

It is also an important point of consideration for respondents seeking shared ownership or open market housing since they will most likely require a mortgage and will need savings to cover the deposit and legal costs.

Five (22%) respondents indicated that they have no savings, one (4%) has savings below £5,000, five (22%) have savings of between £5,001-£10,000, one (4%) has savings of between £10,001-£15,000 and five (22%) have savings over £30,000. Six (26%) respondents declined to answer this question.

Figure 29: Savings



Assessment of Need

Analysis has been carried out to assess the levels of affordability for open market and affordable housing from the information provided by the respondents. The assessment of need notes the preferred accommodation type and tenure, however, whilst analysing the data to provide a recommendation practical considerations were taken into account, such as income, savings levels and the age of respondents compared to their desired tenure.

Indicated Tenure	Achievable Tenure						
	Affordable Housing	Open Market Housing	Shared Ownership	Private Rented	Starter Home	Not Enough Information	Totals
Affordable Housing	1	0	0	0	0	0	1
Open Market Housing	1	5	1	0	0	3	10
Shared Ownership	1	0	2	0	0	0	3
Private Rented	0	0	0	1	0	0	1
Starter Home	2	0	1	0	0	1	4
Not Stated	2	0	0	0	0	2	4
Totals	7	5	4	1	0	6	23

	Affordable Housing	Open Market Housing	Shared Ownership	Private Rented	Starter Home	Not Enough Information
Identified No. of units	7	5	4	1	0	6
Size Breakdown	2 x 1 Bed Flat 1 x 1 Bed Bung 1 x 1 Bed House 2 x 2 Bed House 1 x 3 Bed House	1 x 2 Bed Flat 1 x 1 Bed Bung 2 x 2 Bed Bung 1 x 3 Bed House	1 x 2 Bed Flat 1 x 1 Bed House 2 x 2 Bed House	1 x 2 Bed House		3 x Open Market House 1 x Starter Home 2 x Not Enough Info
Time Range						
0-2 Years	1 x 1 Bed Flat 2 x 1 Bed House 1 x 3 Bed House	1 x 1 Bed Bungalow 1 x 3 Bed House	1 x 1 Bed House 2 x 2 Bed House	1 x 2 Bed House		
2-5 Years	1 x 1 Bed Flat 1 x 1 Bed House	1 x 2 Bed Bung	1 x 2 Bed Flat			1 x Open Market House
Over 5 Years	1 x 1 Bed Bung	1 x 2 Bed Flat 1 x 2 Bed Bung				2 x Open Market House 1 x Starter Home
Not Stated						2 x Not Enough Information

Recommendation

Twenty three forms were completed indicating a need for some form of housing, of these twenty three forms, six have been discarded due to a lack of information.

The identified need is for:

- 7 Units at Affordable Rent
- 4 Units for Shared Ownership

Following general planning guidance this would lead to a recommendation of 5 units broken down as follows:

- 2 x 2 Bedroom Houses at affordable rent
- 1 x 3 Bedroom House at affordable rent
- 2 x 2 Bedroom Houses for shared ownership

Affordability

To put the issue of affordability into context it is important to understand the local property market to assess the issues families on modest incomes may face whilst looking to set up a home.

As of June 2016 the only property for sale on the open market is a 2 bedroom mid terraced house with a guide price of £240,000.

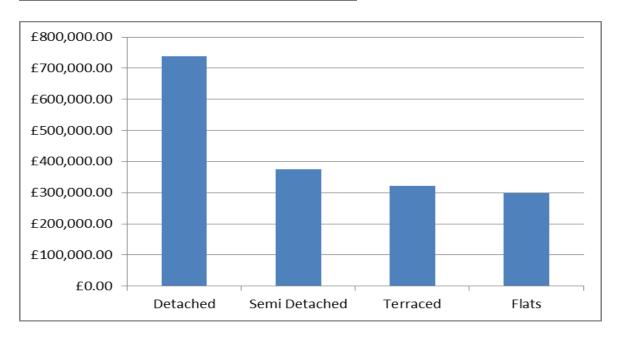
Based on current interest rates a mortgage on this property over a 25 year period with a 10% deposit would cost around £1,100pcm based on current interest rates (3.81%).

The average income in Essex is £27,295. A couple earning the Essex average wage would be able to obtain a maximum mortgage of approximately £185,000. This is far below the asking price for an average 2 bedroom house in Sandon of £240,000.

Based on the current market it would not be possible for a couple earning the average wage in Essex to obtain a mortgage on a property in Sandon.

<u>Local Housing Stock</u> <u>Appendix 1</u>

Average property values in Sandon as of June 2016



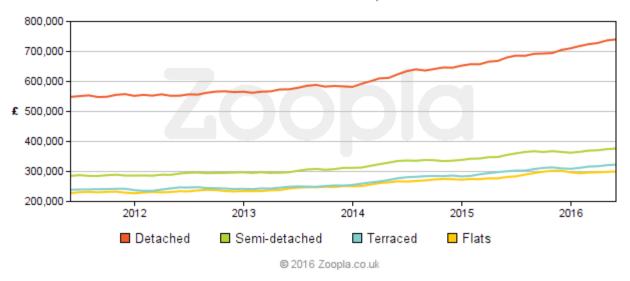
In the past 12 months there have been 11 properties sold in Sandon, the average price paid was £446,273. The current average value of a property in Sandon is £631,340.

Over the past 5 years property values in Sandon have increased by 35.33%, an average increase in property value of £164,815

Over the past 12 months property values in Sandon have increased by 9.16%, an average increase in value of £52,991.

Average home values in Sandon compared to the UK average over the past 5 years

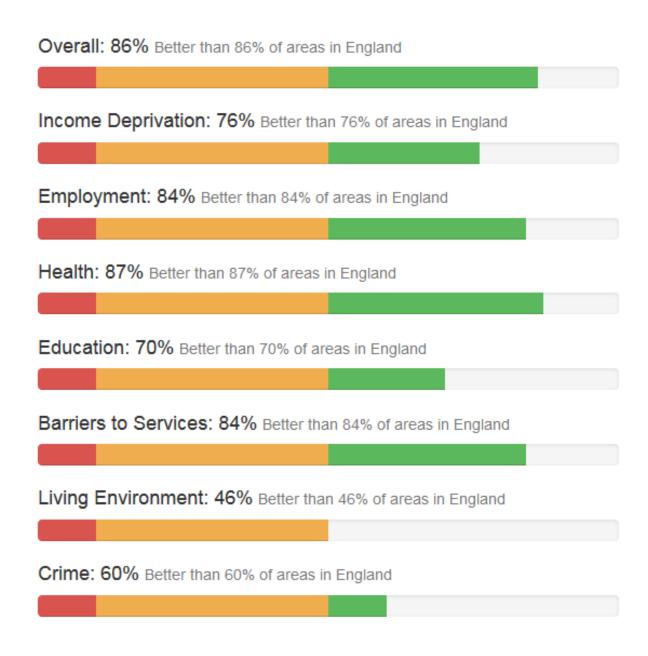
Value trends in Sandon, Chelmsford



<u>Deprivation Data</u> <u>Appendix 2</u>

All 32,844 neighbourhoods in England have been ranked on a range of deprivation topics. The most deprived neighbourhood in England has a rank of 1. Overall Sandon received a ranking of 28,308.

These markers show the overall deprivation and environmental deprivation ranking for your area. The lower the market, the greater the level of deprivation in your area.





March 2016

Dear Resident,

Housing for local people in Sandon

For many people living in rural communities it is becoming increasingly difficult to find a suitable home locally.

Sandon Parish Council is working with the Rural Housing Enabler from the Rural Community Council of Essex, a registered charity established for over 80 years, to assess whether there is a need for housing for local people.

The aims of this survey are to find out whether there is a need for housing and also, what type of housing would be of most benefit. This will be done via this survey, so please make every effort to complete and return it, as your views matter.

If you would like to have your say, please complete the attached Housing Needs Survey form and return it in the Freepost envelope provided by the 1st May 2016. Please be assured that the Rural Housing Enabler will treat your response in strict confidence. The Parish Council will be provided with a summary report but will not see the completed forms nor be made aware of any personal details.

If you have any questions about completing the survey, or require additional forms please contact Edward Rigby, the Rural Housing Enabler either on 01376 574330 or by e-mail on Edward.Rigby@essexrcc.org.uk

Yours sincerely,

Cllr. D. Hyatt Chair Sandon Parish Council Edward Rigby
Rural Housing Enabler
Rural Community Council of Essex

Housing Needs Survey for Sandon Neighbourhood Plan

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire by **1**st **May 2016**

Appendix 4



The responses to this questionnaire may be anonymous. If you wish to provide your name and address, however, for the Rural Housing Enabler (RHE) to correspond with you, then your details will remain confidential to the RHE and will NOT be shared.

Is this your main home? Yes, main home (If this is your second home do not complete it)	
1. How would you describe your home?	(Tick one box only)
House	Bungalow
2. How many bedrooms does your ho	ome have? (Tick one box only)
1 bedroom or bedsit	2 bedrooms
3 bedrooms	or more bedrooms
3. Who owns your home? (Tick one be	ox only)
9 ,	nared ownership (part owned/part nted)
Owned with mortgage	ented from the local council
Rented from a housing Reassociation	ented from a private landlord
_	her
Within parents' household	
4. How many years have you and you	r household lived in this parish?

5. Please complete the table below to show the age and gender of all those living in your home at present.

	1 4	0	
Vari	Age	Gender	_
You			_
Other person 1			_
Other person 2			
Other person 3			
Other person 4			
Other person 5			
years, due to n	ot being able to	find a suitable h	ay from the parish in the last 5 ome locally?
	<u>No</u>	<u></u>	
No E	3		
	es anyone livin	g with you need	to move to alternative
Yes, within 5 ye	ars Yes, in s	5 or more years	No
8. If 'Yes' wou	ld they wish to	move back to / s	tay in the parish?
Yes	No	□	
would be suita move to a sma	ble for local ped ller home becau	ople to purchase use their current	re is a need for homes which to enable them to downsize (i.e. property is too large for their s would you be interested in
Yes, I would be	interested in dov	vnsizing \square	No, I would not be interested□
10. Do you wor	k in the parish (or any of the adjo	oining parishes?
Yes		No	
•		a small developr ocal connection t	ment of affordable housing to your parish?
Yes	No	Not sure	
12. Would you market?	be in favour of a	a development of	f housing for sale on the open
		☐ Not sure al site(s) where s	mall development(s) could be

PART 2 - Housing needs	
Please do not complete this section if you have	•
housing need, but Please return Part 1 in the Fr	reepost envelope provided.
1. When do those requiring accommo	odation need to move from this home?
Within the next 2 years□ Between 2	2 and 5 years□ 5 or more years□
2. Who owns your current home? (Tick one box	conly)
Live with parents	Member of the household
Shared ownership	Rented from council/housing
Provided with job (tied)	Rented from private landlord
3. If you could move back / stay in the part	rish which would you be seeking to do?
Rent from council/housing assoc	Shared Ownership
Buy on the Open Market	Rent from a private landlord
Starter home	Other
4. Are you on the local council or housin	g association register or waiting list?
Yes □ No□	

5. What type of accommodation would meet your needs? (Tick one box only)

House			Bungalow	
Flat/maisonett	e/bed-sit		Other	\Box
Sheltered/retirement housing			(please specify)	
to move. (i.e. 7)	hose who will r	nake up the ed please req	elationship of each person requiring NEW household) quest extra form(s) from the Rural of this form	
Housing Enable	ei – contact detai	is at the end	Of this form	_
	Age	Gender	Relationship to person 1 (e.g. son, daughter, partner, husband etc)	
Person 1				
Person 2				-
Person 3				-
Person 4 Person 5				-
Person 6				-
Need cheaper had been to change to have to be closed to be closed.		······ ····· dependent, to	Need larger home Need secure home Need to set-up independent home Need to be nearer work o give or receive support	
8. What type o	f household wil	I the new ho	ousehold be? (Tick one box only)	
One-person household Lone-parent family Older person household		☐ Cou	rents with child(ren)	
Please note that		ising bedroom	n allocation is decided by need and set by ailable on their website.	
1□ 11. Will the <u>NE</u>	2□ EW household b	3 e claiming H	4 or more	

Yes	Partial No		☐ Don't know ☐	
needs?			ccommodation have specific* hous wheelchair access, ground floor etc	ing
Yes	No]		
If yes please o	give brief details			
	•	-	ding benefits, of those in the <u>NEW</u> hous ortgage)? (Tick one box only)	ehold
Less than £500			£501 - £750	
£751- £1,000			£1,001 - £1,500	
£1,501 - £2,000)		£2,001 - £2,500	
£2,501 - £3,000)		£3,001 and above	
14. Do you hav new home?	e savings/equity which	may be	e used to contribute towards the cost of	а
			Below £5,000	
	00		£10,001 - £15,000	
	000		£20,001 - £25,000	
	000		Above £30,000	

If this survey shows that there is a need for affordable housing for local people in the parish, we may need to get back in contact with you as we work with the local

authority and housing association(s) to try and develop the homes needed. It would therefore be helpful to us if you were to include your name and address below.

PLEASE NOTE your personal details will NOT be shared with the Neighborhood Plan Steering Group.

Name	
Address	
Postcode	
Tel. number	
E-mail	

Details of the Rural Housing Enabler:

Edward Rigby
Rural Community Council of Essex
Threshelfords Business Park
Inworth Road
Feering
Essex CO5 9SE
Telephone No. 0844 4773938
E- Mail Edward.Rigby@essexrcc.org.uk

Thank you for taking the time to complete this survey

Site Suggestions & Comments

All comments are presented as they were written; no editing or grammatical corrections have been made to any comments received.

No

Land behind Sandon School

Nothing specific - but would prefer brownfield sites or existing areas of high density development , where possible.

Lower end of Hall Lane, Near Allotments

none

Sandon is a lovely village & it would be so nice to keep it as it is. What about South/West Hanningfield areas?

Between Sandon village and the B414. Between the old House Green A130 and the new A130

Only where the Gypsies are going

No

Not near Sandon Brook Manor

No Developments

Nο

Sandon Quarry

Not sure

I do not guite know the area well enough

No, I don't believe a new development would be advantageous to the local area. An increase in development would need an increase in infrastructure in the area which is unlikely to happen due to the rural environment of the area.

Do not want further development in Sandon

Please - no where here, Howe Green cant support any developments. Traffic is dire on the southend road ((thru the pinch points) and there are no amenities.

There are plenty of available sites closer to town, with a greater level of amenities & accessibility

Allottment area of dead land & garages end of Hall Lane. Sandon.

The Sandon school sports field near the childrens home

The whole reason people buy in a small parish is because it's a small parish, if we wanted a housing estate then that's where we would move to!

1) Adjacent to Sandon Park and Ride 2) Field adjacent to The Lintons (Between Lintons and A12)

No

Not Known

Molrams Lane. Brick Kiln Lane

Adjacent to Sandon School

Danbury side of Morlams Lane

Hall Rd Sandon (Area) Woodham Rd , Sandon

Howe Green

In any of the fields around Sandon also a little shop would be handy

Howe Green - to west of old A130 between (illegible) 60 yards or so there from - then goin back towards Sandon Hall Bridleway

None to be built

The fields either side of Brick Kiln Road

New to area, don't know of any sites. I am keen to see more being madee of the self build register - maybe a smaller development of individuals doing their own design rather than generic boxes.

Top of Hall Lane Adj. allotment site

Along the Southend Road, past Howe Green. Between Butt Green and East Hanningfield.

<u>Data</u>

Is this your main home?

	Frequency	Valid Percentage
Yes	106	83
No	1	1
Not Stated	20	16
Total	127	100

Question 1 How would you describe your home?

	Frequenc	Valid y Percentage
	rrequenc	y reiceillage
House	93	73
Bungalow	26	20
Flat/Maisonette/apartment/bed-sit	1	1
Caravan/mobile home/temp. structure	1	1
Sheltered/retirement housing	1	1
Other	3	2
Not Stated	2	2
Total	127	100

Question 2 How many bedrooms does your home have?

	Frequency	Valid Percentage
One	9	7
Two	16	13
Three	38	30
Four or more	63	50
Not Stated	1	1
Total	127	100

Question 3 Who owns your home?

	Frequency	Valid Percentage
Owned Outright by a household member (s)	68	54
Owned with mortgage by a household member (s)	43	34
Shared Ownership	1	1
Rented from a Local Authority	1	1
Rented from a Housing Association	6	5
Rented from a Private Landlord	1	1
Tied to job	2	2
Other	3	2
Not Stated	1	1
Total	127	99

Question 4
How many years have you and your household lived in the parish?

		Valid
	Frequency	Percentage
0-5 years	24	19
6-10 years	17	13
11-20 years	40	31
21-30 years	17	13
31-50 years	17	13
51-70 years	3	2
Over 70 years	3	2
Not Stated	6	5
Total	127	100

Question 5
How many people live in this property?

		Valid
	Frequency	Percentage
One	28	22
Two	53	42
Three	10	8
Four	27	21
Five	6	5
Six	1	1
Seven	0	0
Not Stated	2	2
Total	127	100

Question 5
Age of household members

		Valid
	Frequency	Percentage
0-5 years old	7	2
6-10 years old	12	4
11-15 years old	25	8
16-24 years old	30	10
25-40 years old	23	7
41-55 years old	70	23
56-70 years old	79	26
71+ years old	56	18
Not Stated	7	2
Total	309	100

Question 5 - (converted to categories) Gender of occupants

		Valid
	Frequency	Percentage
Female	150	49
Male	147	48
Not Stated	12	4
Total	309	100

Question 6 Have any of your children/parents/brothers/sisters moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally?

	Frequency	Valid Percentage
Yes	8	6
No	116	91
Not Stated	3	2
Total	127	100

Question 7 <u>Do you or does anyone living with you need to move to alternative accommodation?</u> Within 5 years

		Valid
	Frequency	Percentage
Yes	16	13
No	109	86
Unsure	0	0
Not Stated	2	2
Total	127	100

More than 5 years

		Valid
	Frequency	Percentage
Yes	10	8
No	115	91
Unsure	0	0
Not Stated	2	2
Total	127	100

No Need

		Valid
	Frequency	Percentage
Yes	99	78
No	26	20
Unsure	0	0
Not Stated	2	2
Total	127	100

Question 8

If 'Yes' would you move back to/Stay in the parish?

		Valid
	Frequer	ncy Percentage
Yes	15	58
No	5	19
Not Stated	6	23
Total	26	100

Question 9

Downsizing

		Valid
	Frequency	Percentage
Yes	24	19
No	97	76
Not Stated	6	5
Total	127	100

Question 10

Do you work in the parish or any of the adjoining

parishes?

		Valid
	Frequency	Percentage
Yes	27	21
No	95	75
Not Stated	5	4
Total	127	100

Question 11

Would you in be favour of a small development of affordable housing for local people

within your parish if there were a proven need?

	<u></u>	
		Valid
	Frequency	Percentage
Yes	52	41
No	45	35
Not Sure	28	22
Not Stated	2	2
Total	127	100

Question 12

Would you be in favour of a development of housing for

sale on the open market?

sale on the open market:		
		Valid
	Frequency	Percentage
Yes	23	18
No	76	60
Not Sure	1	1
Not Stated	27	21
Total	127	100

Part 2: Households in housing need

Question 1 When do those requiring accommodation need to move from this home?

		Valid
	Frequency	Percentage
Within the next 2 years	10	43
Between 2 to 5 years	5	22
In 5 or more years	8	35
Not stated	0	0
Total	23	100

Question 2 Who owns your current home?

	Frequency	Valid Percentage
Live with parents	5	22
Member of the household	11	48
Shared ownership	2	9
Rented from council/housing association	1	4
Provided with job	0	0
Rented from private landlord	2	9
Not Stated	2	9
Total	23	100

Question 3 If you could move back/stay in the village which would you be seeking to do?

		Valid
	Frequency	Percentage
Renting from Council/Housing Association	1	4
Buy on the open market	10	43
Shared ownership	3	13
Renting from a private landlord	1	4
Starter Home	4	17
Other	0	0
Not Stated	4	17
Total	23	100

Question 4 <u>Are you on the local council or Housing Association register or waiting list?</u>

	Frequency	Valid Percentage
Yes	2	9
No	19	83
Not Stated	2	9
Total	23	100

Question 5
What type of accommodation would meet your needs?

		Valid
	Frequency	Percentage
House	11	48
Bungalow	4	17
Flat/maisonette/apartment	4	17
Sheltered/retirement housing	1	4
Other	1	4
Not Stated	2	9
Total	23	100

Question 6 - (converted into categories) <u>Age of each person moving</u>

		Valid
	Frequency	Percentage
0-5 years old	2	5
6-10 years old	2	5
11-15 years old	3	8
16-24 years old	14	37
25-40 years old	4	11
41-55 years old	1	3
56-70 years old	2	5
71+ years old	6	16
Not Stated	4	11
Total	38	100

Question 6 Gender of each person moving

		Valid
	Frequency	Percentage
Female	18	47
Male	16	42
Not stated	4	11
Total	38	100

Question 7
What is your main reason for needing to move?

	Frequency	Valid Percentage
Need smaller accommodation	3	13
Need larger accommodation	1	4
Need cheaper home	2	9
Need secure accommodation	0	0
Need to change tenure	0	0
Need to set up independent accommodation	12	52
Need physically adapted home	0	0
Need to be nearer work	0	0
Need to be closer to a carer or dependent, to give receive		
support	0	0
Other	0	0
Not stated	5	22
Total	23	100

Question 8
What type of household will the new household be?

	Frequency	Valid Percentage
One-person household	7	30
Parent(s) with child(ren)	0	0
Lone Parent	1	4
Couple	11	48
Older	0	0
Other	0	0
Not Stated	4	17
Total	23	100

Question 10
How many bedrooms do you require?

		Valid
	Frequency	Percentage
1	7	30
2	9	39
3	3	13
4 or more	0	0
Not Stated	4	17
Total	23	100

Question 11 Will the new household be claiming Housing Benefit/Universal Credit?

Denoticy Gritter Greater		
		Valid
	Frequency	Percentage
Yes	2	9
No	15	65
Partial	0	0
Don't Know	2	9
Not Stated	4	17
Total	23	100

Question 12 Does anyone requiring alternative accommodation have specific housing needs?

		Valid
	Frequency	Percentage
Yes	1	4
No	18	78
Not Stated	4	17
Total	23	100

Question 13 What is the gross monthly income, including benefits, of those in the new household?

		Valid
	Frequency	Percentage
Less than £500	2	9
£501-£750	1	4
£751-£1,000	1	4
£1,001-£1,500	5	22
£1,501-£2,000	2	9
£2,001-£2,500	2	9
£2,501-£3,000	0	0
£3,001 and above	4	17
Not Stated	6	26
Total	23	100

Question 14

<u>Do you have savings/equity which may be used to contribute towards your outgoings for a home?</u>

		Valid
	Frequency	Percentage
None	5	22
Below £5,000	1	4
£5,001-£10,000	5	22
£10,001-£15,000	1	4
£15,001-£20,000	0	0
£20,001-£25,000	0	0
£25,001-£30,000	0	0
Above £30,000	5	22
Not Stated	6	26
Total	23	100

Appendix B1 List of Reg 14 Consultees

NDP Regulation 14 and 16 Consultation Bodies List		included in email for 13th January	For posting	
		For hand delivery	online form on 13th January	
Category	Body	Email/web	Address	
Local Planning Authority	Chelmsford City Council	development.management@chelmsford.gov.u	Chelmsford	
Principal Planning Officer	Essex County Council	kevin.fraser@essex.gov.uk	County Hall, Chelmsford CM1 1LX	
Local Parish Councils	Gt Baddow	asstclerk@greatbaddowparishcouncil.gov.uk	County than, enemisiona entil 12x	
	Danbury	parish.council@danbury-essex.gov.uk		
	East Hanningfield	karen.plumridge@btinternet.com		
Homes and Communities Agency	Homes England Gov Body	enquiries@homesengland.gov.uk	50 Victoria Street	
			Westminster, SW1H OTL	
Natural England	Natural England Gov Body	consultations@naturalengland.org.uk	Nobel House, 17 Smith Square,	
	,		London SW1P 3JR	
Environment Agency	Environment Agency Gov Body	enquiries@environment-agency.gov.uk	Iceni House, Cobham Road	
	,		Ipswich, Suffolk IP39JD	
Environment Agency	Ipswich	planning.lpswich@enviroment-agency.gov.uk		
Historic Building & Monuments Comm	English Heritage	eastofengland@eistoricengland.org.uk	Brooklands	
	Edward James	edward.james@historicengland.org.uk	24 Brooklands Avenue	
			Cambridge, CB2 8BU	
Network Rail Infrastructure Ltd	Network Rail	townplanninganglia@networkrail.co.uk	Network Rail, One Eversholt Street,	
			London, NW1 2DN	
Highways Agency	Mark Norman	planningEE@highwaysengland.co.uk	Bridge House, 1 Walnut Tree Close,	
			Guildford GU1 4LZ	
Health and Care	Baycroft Great Baddow	online contact	Molrams Lane, Great BaddowCM27TL	
	Mid and South Essex ICS	mseicb.enquiries@nhs.net	Unit 10, Phoenix Court, Basildon SS14 3HG	

Appendix B1 List of Reg 14 Consultees

	Chelmsford Care Centre	online contact	E Hanningfield Road, CM2 7TP
Electricity Company	UK Power Networks	Online contact	
Gas Company	National Grid Gas plc	nationalgriduk@avisonyoung.com	2 Roxwell Rd, Writtle, Chelmsford CM1 3SA
Sewage Company	Anglian Water Co Ltd	Online contact	Brook End Rd S, Chelmsford CM2 6NZ
Water Company	Essex and Suffolk Water	Online contact	Witham, CM8 3HB
Fire Company	Essex Fire	future.infrastructure.risk@essex-fire.gov.uk	
Police	Essex Police	online contact	Sandford Rd, Springfield, Chelmsford CM2 6DA
Voluntary bodies	Howe Green Community Ass.	ibby_bloke@yahoo.co.uk	IanBrace
	Village Hall	johnstones@aol.com	Julie Fisher
	Sandon Sports club	Vicki Kohler	
	Scouts/cubs	1stsandongsl@gmail.com	Mrs J Blake
	WI	monicarichardson@talktalk.net	Monica Richardson
	St Andrews Church	tgabrown@hotmail.com	
	URC Chapel	ronknott@talktalk.net	
Garden Nursery	Butts Green Nursery/Coffee Shop	online contact	Lisa
School	Sandon School	headspa@sandon.essex.sch.uk	
Independent School	Clarity SEN Consultancy Ltd	admin@clarity.essex.sch.uk	Bridge Farm, Wodhill Road
Pub	The Crown	charlottegregory-hands@hotmail.co.uk	Charlotte
Parking	Park & Ride	essexparkandride@essex.gov.uk	
Equine establishment	Westwood Livery		Sporhams Lane,CM27RN
	Kaedon Place Livery		Blind Lane
Builders Yard	Bannisters Depot Unit 1		Mayes Lane CM2 7RP
	Bannisters Depot Unit 2	SRBE Plant & Tool Hire	www.srbe.co.uk
	Bannisters Depot Unit 3	SRBE Plant & Tool Hire	<u>www.srbe.co.uk</u>
	Bannisters Depot Unit 4		

Appendix B1 List of Reg 14 Consultees

	Bannisters Depot Unit 4a			
Car Sales	NCS LTD (Specialist		Old Southend Road, Howe Green,	
	Vehicles)		Chelmsford CM2 7TB	
Religious Bodies	The Plymouth Brethren	info@plymouthbrethrenchristianchurch.org	Church, Molrams Lane, CM2 7	
Landowners/Farmers	Speakman Family	richard@speakman.nitrex.net	Sandon Lodge Farm Woodhill Road Sandon CM2 7SG Highlands Farm, Southend Road, Rettenden	
	Chennels	office@dchennellsltd.co.uk		
			CM3 8EB	
	Kellys Turkeys	paul@kellyturkeys.com	Old Southend Road	
Building Companies	Redrow Developers		Redrow House. St. David's Park	
			Ewloe, Flintshire CH5 3RX	
	Hopkins Developers	customercare@hopkinshomes.co.uk	Melton Park House, Melton, Woodbridge	
			Suffolk IP12 1TJ	
	Grosvenor & Hammonds	UK@Grosvenor.com	Hammonds Farm, Hammonds Road,	
	Estate			
			Chelmsford, CM3 4BJ	
Wildlife	Essex Wildlife Trust	annieg@essexwt.org.uk	Abbotts Hall Farm, Maldon Rd,	
			Great Wigborough, Colchester CO5 7RZ	

Appendix B2. Screen shots of website publicising Reg 14 Consultation for Sandon residents





Appendix B3. Reg 14 Consultation leaflet (Front page and back page)



Appendix B4. Reg 14 Drop-in display material





The Gup identified on Map I between Sando Great Saddiew will be protected to retain the separate identity and prevent malescence of

- individually or currelatively, lead to the collected of settlements.
- Development to the defined gap must comply with the wider puricles of the development plan.
- Opportunities should be taken wherever possible definer withinsumments to the setting of the Sando Conservation Area, qualify of and accord to green behaviorate for people and wildlife.

POLICIES FOR SANDON

A. All proposals for new housing developments within the Parish must 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 Local Plan policy (DM1. II. Subject to Local Plan thresholds for the provision of alfordable housing, proposals provide the maximum viable amount of that affordable housing.

iii. All affordable housing is designed to be tenure-blind i.e.: it should be

iii. All affordable housing is designed to be tenure-blind i.e.; it should be integrated into the design of the overall proposal and be of an equal quality in terms of its design and use of materials compared to the market housing element.

B. The nationally prescribed 30% associated to the specific to new residential developments which freet the threshold on affordable housing, with priority to be given to essential focal sport are.

Development proposals which propids a Cosphy afficient greater than 30% will be supported.

POLICIES FOR SANDON

SAN D1: Design and Character in Sandon Parish

posals for development in Sandon Parish must contribute to quality of place bytaking the have regard to the key features of each Character area as unmarised in Table 7, posals which respond to fund it elsign sues and respect the surrounding act, whilst also demonstrating an inaginative sense of place, will be quorted. Development proposals will be supported which:

Respect the rural nature and historic context of the parish and be designed to give 4 spaciousness and variety with uniform fluores and plats lening avoided.

Consider the density of any new development which must be in character wi

Consider the density of any new development which must be in character with his surrounding area.

Respect the open landscapes of the Partih, any new development which is iglacent to open space to be sensitively designed to conserve or enhance the etiting and character of the space.

Avoid apparent excessive bulk of focuses by careful design of roof feverities in the present extricting development between the sensitive of the sensitive bulk of focuses by careful design of roof feverities in general restricting development by careful design of roof selections in general restricting developments where the two storeys.

Where enclosure of glots is planned, create a sense of open space from plot to plot by use of sustainable native hedging/open style restricting.

Recognise, in the design of developments, the distinctive local character of the partish and sensitively contribute to create developing of a lay is architectural and rural quality regement will be given to development proposals that accord with City Council's Livewell Accreditation.

POLICIES FOR SANDON

- A. Proposals for new development should be capable of receiving high speed nd reliable mobile and broadband connec
- B. Where appropriate, cability and disting is to be provided to the premium and linked to influenzative extremits to enable the fastest available connections. Wherever possible development must provide available starting to enable more than one service artivide: fibre connection to the street/opment.



POLICIES FOR SANDON

- A. New residential development proposals will be expected, where appropriate, to so
- Neurosial contribution transmit miligation measures, or detailed in the Essex Coast Neurosissonal Distantiums Austiness and Miligation Statings (MASII Supplementary Planning Desument, for assist adverse in combini neurosistorial distantance efforts (Managers Stating).
- name) firmigft project have Habitzt Fagulations Assessment (HRAC), or otherwise, to mitigate any ve orbinens reports in compliance with the Habitat Eagulations and Habitats Deciries.
- of proposals should manage impacts on bindiversity and aim to secure a net bindiversity gain of 18%

formed by surrent site sanditions and with any unspeciel habital creation being appropriate to local cornect. Where measures are propised off-site these should persponded to facial contract. Where measures are proposed off-after these should be inhelded as done on peoplets to the development side. It must be demonstrated but grapated off-also measures are definerable. Classifications are again place what the submitted or part of glarrong application from Ministry to the gain place what the submitted or part of partners application for National England / Dartis disoliversity Mentic at the three of application.

POLICIES FOR SANDON

DECTABLISHED S. Making and Opting Imp

mute, which it is been to engine further in partnership with relevant delivery partners, including the Chy and County Council

or blay if below. If possible, to include a

May & Universe programs testpathy's track adjacent to Brick Kin-Road



POLICIES FOR SANDON

- A. New residential disvelopments in the partitional retain and protect and, where appro apportunities to interior and extend the footpath and quite returns to provide befor connectivity through the partsh. These include: CCC triumpic timesh like palloy bit, East Destinations, Land South of Malatine Road and CCC creatage. Growth like palloy bit, East Charmoliust, Land Nayth of Malatin Road (Recidential) for May 2 above 8 Proposals should reflect the following criteria to support the delivery of active and health modes of travel:
- i. Provide new walking and cycling vautes that are direct, sale and somentant to use and designed for use by people
- of all ages and adultion, and

 ii: Demanstrate box such prognosis will integrate satisfacturity into adjusted walking and cycling no
 restraction of capacity or solving of these resultes, and
- If Provide development layous which, in terms of sole, height and building digeneral after for taking some flores of routes though controlling, and in Auffact best precise principles for eather treed design with the design of new cycle route; incorporating the
- gordance set out to DT Cyrin infrastructure Design LTM LDB, or successor gordance, and
 a Trapmask for new misborited dissellatment inhalid provide accume cycle interage oxigined to the deserting and located without a commission's adjacent to the property, fully enclosed and at ground heart, frequests for commercial, foliums and community use should support and enable active travel through reducion of safe, socians, errent cycle parking and changing facilities.

POLICIES FOR SANDON

PROJECT/ASPIRATION 2: Road Safety Imp

Within Sandon there are localizing which it is felt produce hazards for road warrs.

These locations are listed in Appendix F, they include Difficulty using Mayes Lann/Hulls Lane/Woodfill Road

Difficulty at the East Harmingfield Pood/Giberocks

chase junction Hazards caused by traffic speed on Woodfull Road, through Sproton Village.

Sandon will support any development that either directly or indirectly or towards making Sondon's roads safer and, in particular improvement to the locations identified above, in Map 9 will be welcomed. This will be eabject to ungoing liaisons and tradibility testing with the Highways Authority and other rollocatt partner organisations.









PROJECT ASPIRATION 3: New Community Building

Development proposals for a new community building, or the sports field, to provide sports and recentrional facilities, will be supported.

Policy S&N F1: Employment Development

Proposals for the development of new small local local except of the expansion or diversification of switing local ensure in the Parish will be supported, providing that they meet relevant Local Plan policies, DMO9 and DMES.



POLICIES FOR SANDON

Policy SAN CFS: Community Facilities

A.Devidopment proposals for a change of use or endowingment at a Community Facility latentified in Yable 6.

will be supported where:

The proposal does not result in the test of, or have an adverse affect on, the asset of facility concerned, unless any less adult be replaced by argumeters or better provided in tores of autifis and quantity.

ii. Europe has been provided to demonstrate that the exact or facility cannot be readily used for or converted to any other community facility.

other community receive.

R Proposals in a new or improved community facility will be supported and, where appropriate will:

I include precision of finality specified but can be used for a superior distribution of finality specified but can be used for a superior of finality specified and but can be used for a superior distribution of finality specified and but can be used for a superior distribution of finality specified and superior distribution of the superior of specified superior distribution of the designed such that the building is easily accessible to all.



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Appendix B5 SANDON PARISH COUNCIL

NEIGHBOURHOOD PLAN RESPONSE FORM

Your Parish Council is preparing a Neighbourhood Plan.

What is a Neighbourhood Plan?

A Neighbourhood Plan is a document that sets out planning policies for our Parish. Planning policies are used to decide whether to approve planning applications. The local community, the people who know and love the area, have drafted this Plan, rather than Chelmsford City Council's Planning Authority.

Our Neighbourhood Plan must integrate with and not conflict with local or national planning policy. It must be a blueprint for sustainable development in our Parish. It is not a wish list of projects but a planning policy document for future development. A Neighbourhood Plan cannot change the past, but it can help to ensure that we learn from it and do not repeat previous mistakes.

Why should I complete this response form?

Neighbourhood Plans can only be effective if they have been subject to widespread and effective community involvement – that is, your involvement.

Please complete the response form online at: ndp4sandon.co.uk or come to a drop-in or print your response and return the paper copy to the Parish Office letter box in the Village Hall car park

Anyone 18 years or over may complete one response form.

The Sandon Parish Council Privacy Policy can be viewed at their website: https://sandonparishcouncil.co.uk/privacy-policy/ or on the Neighbourhood Plan website: www.ndp4sandon.co.uk/

We will take your feedback into account when drafting the final version of this Neighbourhood Plan.

A Neighbourhood Plan can only be "made" (become effective) following a referendum in which the majority of those who vote, say "yes".

We look forward to receiving your feedback and your support in the referendum.

PLEASE RETURN THE RESPONSE FORM TO THE PARISH OFFICE OR TO THE BOX IN THE ST ANDREW'S CHURCH PORCH. THANK YOU.

RESPONSE FORM

Do you agree with Policy SAN H1? Yes No	
A. New Housing within the Sandon Defined Settlement Boundary	If no, why do you disagree?
will be supported where development:	
responds sensitively in terms of scale, height, building alignment and materials to	
ensure it respects the character and beauty of the area where it is located.	
B. Proposals for new housing in the rural area will be supported where development:	
a. meets the criteria of Chelmsford Local Plan policy DM8;	How would you change this policy
b. responds sensitively in terms of scale, height, building alignment and materials	
to ensure it respects the character and beauty of the area where it is located;	
c. there is a preference for the re-use of previously developed land and buildings.	
Chelmsford Local Plan can be found at website: https://www.chelmsford.gov.uk/planning-	
and-building-control/planning-policy-and-local-plan/adopted-local-plan/	
Do you agree with Policy SAN H2? Yes No Sandon/Great Baddow Gap	
The Gap between Sandon and Great Baddow, identified on Map 3, will be protected to	If no, why do you disagree?
retain the separate identity and prevent coalescence of settlements.	
a. Any development in this area must not, individually or cumulatively, lead to the coalescence of settlements.	
b. Development in the defined gap must comply with the wider policies of the	How would you change this policy
development plan	Thow would you change this policy
c. Opportunities should be taken wherever possible to deliver enhancements to the	
setting of the Sandon Conservation Area, quality of and access to green	
infrastructure for people and wildlife.	
Chelmsford Local Plan can be found at website: https://www.chelmsford.gov.uk/planning-	
and-building-control/planning-policy-and-local-plan/adopted-local-plan/ See also Appendix G at: www.ndp4sandon.co.uk	
See also_Appendix G at. www.flup4safluoff.co.dk	

	-	agree with Policy SAN H3? Yes No nix, type and tenure	
	ll con the sub	osals for new housing developments within the Parish must demonstrate how the types of homes provided tribute to a balanced mix of housing in Sandon Parish. New development will be supported where: size and mix of the dwellings, are consistent with Local Plan policy DM1. ject to Local Plan thresholds for the provision of affordable housing, proposals provide the maximum ple amount of that affordable housing.	If no, why do you disagree?
c.	all a pro hou	iffordable-housing is designed to be tenure-blind i.e.: it should be integrated into the design of the overall posal and be of an equal quality in terms of its design and use of materials compared to the market using element. nationally prescribed 30% discount on First Homes applies to new residential developments which meet	How would you change this policy?
	the	threshold on affordable housing, with priority to be given to essential local workers. Sment proposals which propose to apply a discount greater than 30% will be supported.	
	•	agree with Policy SAN D1? Yes No nd Character in Sandon Parish	
A. B.	whi Pro ima	posals for development in Sandon Parish must contribute to quality of place by taking a design-led approach ch have regard to the key features of each character area as summarised in Table 7 (Please see website). posals which respond to local design cues and respect the surrounding context, whilst also demonstrating an ginative sense of place, will be supported. Development proposals will be supported which: respect the rural nature and historic context of the parish and be designed to give an impression of	If no, why do you disagree?
	b. c.	spaciousness and variety with uniform houses and plots being avoided. consider the density of any new development which must be in character with the surrounding area. 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.	How would you change this policy
	d. e.	avoid excessive bulk of houses by design of roof elevations restricting dwelling height to two storeys. where plots are enclosed, create a sense of open space by use of sustainable hedging/open style fencing.	
	f.	recognise, in the design of developments, the distinctive local character of the parish and sensitively contribute to create dwellings of a high architectural and rural quality. Encouragement is given to development proposals that accord with Chelmsford City Council's Livewell Accreditation Scheme: https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/livewell-development-accreditation-scheme/	

Together we will shape the future of our community	
Do you agree with Policy SAN G1? Yes No Protection and Enhancement of the Natural Environment	
New residential development proposals will be expected, where appropriate, to conserve and enhance the natural environment. All new residential development within the zones of influence of European Sites should make an appropriate financial contribution towards mitigation measures, as detailed in the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document, to avoid adverse in-combination recreational disturbance effects on European Sites.	If no, why do you disagree?
All residential development within the zones of influence should deliver all measures identified (including strategic measures) through project level Habitat Regulations Assessment (HRAs), or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive. Development proposals should manage impacts on biodiversity and aim to secure a net biodiversity gain of 10% on-site, where proportionate to the scale of the proposal. 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. A biodiversity net gain plan shall be submitted as part of the planning application. This should be prepared in accordance with the up-to-date version of the Natural England / Defra Biodiversity Metric at time of application. For Essex Coast RAMS: https://www.chelmsford.gov.uk/media/uj2nfqpl/essex-coast-rams-habitats-regulations-assessment-strategy-document-2018-2038.pdf	How would you change this policy?
Do you agree with Policy SAN CF1? Yes No Community Facilities	
 A. Development proposals for a change of use or redevelopment of a Community Facility identified in Table 9 (please see website), will be supported where: a. the proposal does not cause loss of, or have adverse effect on, the facility concerned, unless any loss would be replaced by equivalent or better provision in terms of quality and quantity b. 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: a. include provision of flexible space that can be used for a variety of community uses. b. be in locations that maximise potential for access by foot, bicycle, or public transport. c. be designed such that the building is easily accessible to all. 	If no, why do you disagree? How would you change this policy?

Together we will shape the future of our community Do you agree with Policy SAN T1 Yes No Promoting Active and Healthy Travel New residential developments in the Parish must retain and protect and, where appropriate, take available If no, why do you disagree? opportunities to improve and extend the footpath and cycle networks to provide better connectivity throughout the Parish. These include: CCC Strategic Growth Site policy 3c, East Chelmsford, Land South of Maldon Road and CCC strategic Growth Site policy 3d, East Chelmsford, Land North of Maldon Road (Residential) Proposals should reflect the following criteria to support the delivery of active and healthy modes of travel: How would you change this policy a. Provide new walking and cycling routes that are direct, safe and convenient to use and designed for use by people of all ages and abilities; and b. Demonstrate how such proposals will integrate satisfactorily into adjacent walking and cycling networks, without reduction of capacity or safety of those routes; and c. Provide development layouts which, in terms of scale, height and building alignment allow for the natural surveillance of routes through overlooking; and d. Reflect best practice principles for active travel design with the design of new cycle routes incorporating the guidance set out in DfT Cycle Infrastructure Design LTN 1/20, or successor guidance; and e. 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; 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. Do you agree with Policy SAN E1? No **Employment Development** Proposals for the development of new small local businesses and for the expansion or diversification of If no, why do you disagree? existing businesses in the Parish will be supported, providing that: they meet relevant Local Plan policies, DM29 and DM23.

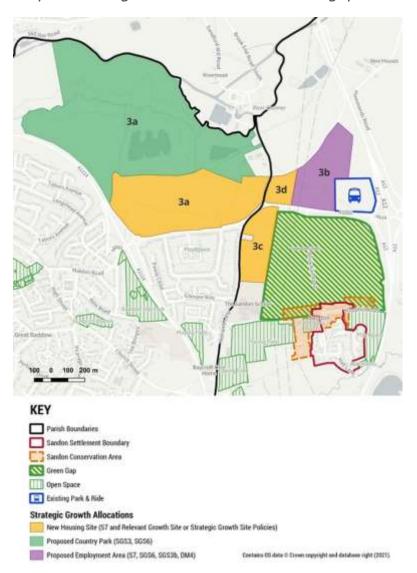
How would you change this policy

Chelmsford Local Plan can be found at website: https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/

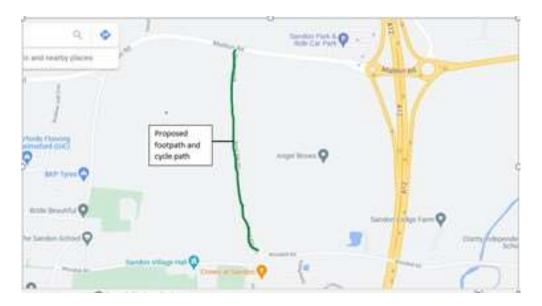
If no, why do you disagree? How would you change this policy?
If no, why do you disagree? How would you change this policy?
If no, why do you disagree? How would you change this policy?

you agree with Project/Aspiration 3? Yes No	
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. Support will be given for this development.	If no, why do you disagree? How would you change this policy
ill you vote in the referendum? Yes No	
Oo you have any other comments?	
As this is a statutory public consultation, we are not allowed to consider anonymous feedback. A copy of feedback comments and action taken will be made available on the Parish Council webs	site before the referendum
Name:	
Address:	
Post Code:	
Email	

Map 3 Showing Sandon to Great Baddow gap



Map 8 Showing proposed footpath adjacent to Brick Kiln Road



Please see Table 7 and Table 9 on the website: www.npd4sandon.co.uk or at a drop-in

Appendix C. Coverage n Sandon Voice March 2018

Sandon Neighbourhood Development Plan

There is a group in Sandon starting the process of making a Neighbourhood Development Plan. We will be sending out a questionnaire at the end of February to every house in the village. It asks for your thoughts about the village and about future housing which will be needed in this area to accommodate people wanting to live and work in this wonderful part of the country. You can respond to the questionnaire using the paper version and posting it back in the stamped addressed envelope when completed or you can respond electronically as outlined in the questionnaire.

It will only take a few minutes and you could win a £50 prize. Judy Cecil

June 2018

Sandon Neighbourhood Development Plan

The work of producing an NDP for Sandon is pressing on. A short video was shown at the Parish Council Annual Assembly on 24th April. If you missed the meeting, you may like to watch the video on YouTube. There is a link on the ndp4sandon.co.uk website. The results of the recent questionnaire were made available too and can also be seen via the website. Thanks to all who completed questionnaires, all 163 of you!

The planning group are now using the evidence from the questionnaire to put together a vision for Sandon for the next 18 years.

A first draft was shown at the meeting on 24th April, but we are now working on refining that version and putting forward objectives which will enable us to achieve the vision.

The vision and objectives will be on view at Sandon Fete on 14th July in St Andrew's Church and churchyard. We will be looking for comments, suggestions, and thoughts on whether the content represents the feeling in the village for the future of Sandon before we move on to producing policies and a plan to put to a village referendum.

Please come to see us at the fete and give us your ideas.

Look out for the Sandon Neighbourhood Plan Banner.

SANDON NEIGHBOURHOOD PLAN update for Sandon Voice December 2022

The Sandon Neighbourhood Plan is moving forward again!

There will be an opportunity to view the draft plan and add your comments during a consultation period in January/February 2023.

A paper copy will be available to view at the Parish Office (Portakabin in the Village Hall car park) on Monday and Wednesday mornings and online at ndp4sandon.co.uk

A copy of the policies in the draft plan and a questionnaire will be delivered to residents early in January 2023. Please take a few minutes to read the draft plan and complete the questionnaire. Hopefully the consultation will begin early in January 2023

The Neighbourhood Plan group will then consider the comments and amend the draft plan accordingly before proceeding to the next steps including a further Chelmsford City Council consultation, appointment of an examiner to review and report on the plan, and then a local referendum after which the Sandon Neighbourhood Plan is 'made', published and used in making local planning decisions.

And all this must be done before the government change planning policy! Judy Cecil

Appendix D. Coverage in Sandon Topics

November 2017

YOUR SANDON PARISH NEIGHBOURHOOD PLAN Protect the character of our villages.

A Neighbourhood Plan:

- Is community-led
- guides the future development and growth of an area.
- may help in choosing where new homes, shops, offices, and other development should be built.
- may identify and protect important green spaces.

It will be subject to examination and a referendum and then form part of the Local Development Plan. This legal status gives Neighbourhood Plans far more weight than other local planning documents such as village design statements.

Our Neighbourhood Plan (NP):

- will be part of the Chelmsford Local Plan. Chelmsford City Council is preparing a new 'Local Plan' covering development in the area until 2036.
- will help us to develop a shared vision for Sandon.
- will have influence in decision-making locally, concerning housing, schools, transport, traffic, and many other issues of importance which we want Chelmsford Council to take into account.
- as part of Chelmsford's overall plan, it can help to steer planning locally. Proposed development will be tested against the Chelmsford local plan and by definition against our NP too. It can only be helpful.

Your opinion:

- really matters to us. Join in an event and/or take part in a questionnaire and consultation, all of which will help to produce the NP.
- will ensure that the NP is informed and relevant for Sandon residents.
- could help us plan events or help in the production of the NP itself.

If we ignore this opportunity and don't go ahead with a neighbourhood plan:

- we run the risk that, even with the best intentions the planning authorities may approve proposals which we do not want.
- they may ignore/turn down those which we do want.

It is not enough just to oppose individual proposals – we need to be part of the policy development and have our say in the planning stage.

Your opinion again

Your opinion matters.

We cannot produce a plan without you.

We need to engage with as many people as possible in Sandon to get the real views of the residents and of the community.

We encourage businesses to be involved as well as sports clubs and other community groups.

GET INVOLVED

Contact steering group secretary: Judy Cecil 01245 224747 or cecil.family@clara.net

February 2018

Sandon Neighbourhood Development Plan.

A group of residents in Sandon are starting the process of producing a neighbourhood development plan. We will be sending out a questionnaire at the end of February to every house in the village. It asks for your thoughts about the village and about future housing which will be needed in this area to accommodate people wanting to live and work in this wonderful part of the country. You can respond to the questionnaire using the paper version and posting it back in the stamped addressed envelope when completed, or you can respond electronically as outlined in the questionnaire.

It will give you an opportunity to share your views about where new housing should go and, for example, whether you would prefer to see one large development or several on a smaller scale. Please take a few minutes to complete the questionnaire so that your views will be represented - you could win a £50 prize.

July 2018

Sandon Neighbourhood Development Plan

The plan is making progress. After the questionnaire last March, delivered to 650 homes and which attracted 163 replies we reported the results at the Sandon Parish annual assembly. Thank you to all who responded.

The full report is available on the website: ndp4sandon.co.uk Please have a look.

Many residents do not want changes to the village, and many want to keep housing developments small (fewer than 30 houses).

There was good support for a village shop, a better bus service, preservation of green spaces and more footpaths, especially connecting the village to the Park and Ride bus.

Comments focussed on problems with traffic especially on the A414 and the lack of infrastructure such as doctor's surgeries and schools.

A short film was made to show residents the variety and treasures of Sandon and to explain the benefits of a neighbourhood development plan.

It too is available via the website: ndp4sandon.co.uk

Since then, we have developed a 'Vision' for Sandon for the next 18 years.

This was displayed at the Sandon Church Fete on 14th July and another 9 residents showed an interest in becoming involved and several offered comments.

For Topics by 4th November 2022

Sandon Neighbourhood Development Plan (Sandon NDP) update

The Sandon NDP group have been making rather slow but steady progress!

- 1. We have a Draft Sandon NDP
- 2. We have heard from the Chelmsford City Council that the Strategic Environmental Assessment (SEA) and Habitat Regulations assessment (HRA) screening process is complete, and the Sandon NDP does not require further SEA/HRA assessment.
- 3. We are now preparing for what is known as the Regulation 14 consultation. That involves sending the draft NDP to various statutory and voluntary organisations for their comments and, importantly for Topics readers, arranging a 6-week consultation period for residents of Sandon to offer their comments.

The Draft plan will be available to view:

- at the Parish Office
- online on the Sandon NDP website at ndp4sandon.co.uk

This will be your opportunity to give us your opinion, so please take a few minutes to read the draft NDP and complete the questionnaire that will also be available.

Hopefully the consultation will begin early in January 2023

The NDP group will then consider the comments and amend the draft plan accordingly before proceeding to the next steps involving the Chelmsford City Council consultation, appointment of an examiner to review and report on the NDP and then a local referendum after which the Sandon NDP is 'made', published, and used in making local planning decisions. *

And all this must be done before the government change planning policy!

*In more technical terms: proceeding to Regulation 15, (sending the revised draft NDP and supporting documents to Chelmsford City Council, CCC) and Regulation 16, (the CCC planning authority arrange their consultation and an examiner is appointed. Regulation 17 follows, when the draft NDP is sent to the examiner, Regulation 18, the examiner's report is received by CCC and the result published and then the local referendum is arranged. After a good referendum result Regulation 19 allows the draft NDP to be 'made' and Regulation 20 CCC publish the made Sandon NDP.

Sandon Neighbourhood Plan update for Topics Spring 2023

The Sandon Neighbourhood Plan group have been making good progress recently!

- 1. Thank you to all who responded to the recent consultation either on-line or on paper. The comments of residents and statutory and voluntary agencies have been considered and the draft Neighbourhood Plan amended accordingly. (Some comments will be more appropriately passed on to the Parish Council for their consideration and possible action.)
- 2. Next steps involve submitting the amended draft plan to Chelmsford City Council (CCC) and then their 6-week consultation.

We have had help from a consultant, paid by a government funded organisation called 'Locality', to prepare the necessary set of documents for this.

3. Then CCC will appoint an examiner to review and report back to them on the draft Neighbourhood Plan.

After a local referendum the Sandon Neighbourhood Plan will be 'made', published, and used in making local planning decisions.

So long as the referendum is successful!

Hopefully this will all be completed by Autumn 2023.



The Vision for Sandon Parish

- ▲ A village offering the appeal of rural life.
- ▲ A welcome to all
- A peaceful and tranquil environment
- ▲ Easy access to town and country
- Appropriate roads for traffic levels

- ▲ Sustainable development considering the natural environment.
- △ Distinctive country village heritage defined by green spaces.
- ▲ Ideal environment for outdoor exercise, well-being, and youth activities
- ▲ Integrated and pleasing new homes respecting the rural surroundings.
- Lycle paths, footpaths, and public transport to minimise pressure on roads.
- Medical and educational infrastructure appropriate to the size of population

We gave out information, at the annual 'Tea on the Green' in the village, about the proposed housing and business park development in Sandon (Part of the Local Plan). We also gave advice about commenting on the provision of infrastructure. The information is repeated here. You still have time to comment, by September 2018.

February 2019

Sandon Neighbourhood Planning

Development and Planning are rich in acronyms, abbreviations, and jargon, but the important word here is 'Neighbourhood.' You are a neighbour, and you have neighbours, and you are all affected by this aspect of local planning. The NDP is a community led plan, based on the views of people who live and work and play in Sandon.

So far, the small Steering Group of eight volunteers has:

- 1. Delivered a questionnaire to every residence in the Parish and analysed the results.
- 2. Gathered opinions at local events such as the Church Fete and the Annual Assembly
- 3. Is preparing to give a presentation to the Scouts at the Village Hall and asked for their ideas.
- 4. Is preparing to send out a questionnaire to local businesses (those we know about)
- 5. Contacted the Head of Sandon School to arrange for students to complete an on-line questionnaire.

We have also enjoyed meetings with the City Council and Rural Community Council of Essex, both helpful in guiding our faltering steps through the detailed process required to produce a Plan which will be accepted as a Policy Document with legal force.

We are still in the vital stage of evidence collection; evidence means your opinions about what Sandon should look like in the coming years. Houses **will** be built in Sandon, and you can only affect how this happens by making your views known. **SO...**

we encourage businesses to respond to the questionnaire coming your way, we encourage school pupils and the scout group to help us with your ideas and then ask everyone to look out for updates of survey results on the website: ndp4sandon.co.uk Thank you from the NDP steering group

Appendix E. Short Film is on YouTube at:

https://www.youtube.com/watch?v=LUtS9EubnU0&t=3s

Appendix F. Sandon Fete July

Sandon Parish Neighbourhood Plan

Following the recent questionnaire, the Sandon Neighbourhood Plan committee have put together a draft VISION for Sandon for the next 15 years. Your comments and suggestions will help us to make it a VISION which reflects the views of the community here. Please take a few minutes to read the VISION and offer your thoughts.

The Vision for Sandon Parish

- ▲ A village offering the appeal of rural life.
- ▲ A welcome to all
- A peaceful and tranquil environment
- Easy access to town and country
- Appropriate roads for traffic level
- ▲ Sustainable development considering the natural environment.
- ▲ Distinctive country village heritage defined by green spaces.
- ▲ Ideal environment for outdoor exercise, well-being, and youth activities
- ▲ Integrated and pleasing new homes respecting the rural surroundings.
- Lycle paths, footpaths, and public transport to minimise pressure on roads.
- ▲ Medical and educational infrastructure appropriate to the size of population

Your Comments and Suggestions

Appendix G. Tea on the Green flyer August 2018

Have Your Say

The Chelmsford Local Plan proposes 150 new houses in Sandon in the next few years, as well as a business park next to the Park and Ride.

See the map on the reverse:

(Area 3a shows 250 new houses in Great Baddow)

Areas 3b, 3d show the business park and 50 houses.

Area 3c sits behind Sandon School and will accommodate 100 houses.

You can make a difference to securing the infrastructure needed to manage the impact of the development. At present there are no GPs, no dentists and no new schools planned.

Do you think provision should be made with a development of the size planned?

Are you concerned about traffic on the A414?

It is pointless to complain afterwards!!

If you want to make your voice heard – go to website:

www.chelmsford.gov.uk/new-local-plan

and add your comments to the: draft Planning Obligations SPD Consultation

Appendix H. Sandon Christmas Fayre

16th November Sandon Christmas Fayre

Sandon Neighbourhood Development Plan is making progress

Do ask if you would like to know what it is about!

Policies have been drafted concerning:
Environment
Economy and Business
Housing
Heritage and Community valued assets
Health and Well-being
Sustainability
We would be grateful if you would have a look at them and offer your comments below: