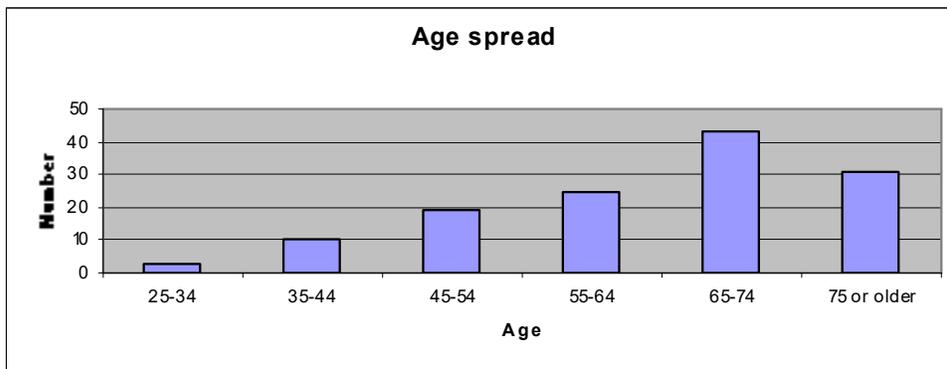


Report on Sandon Neighbourhood Development Plan (NDP) Questionnaire

Introduction

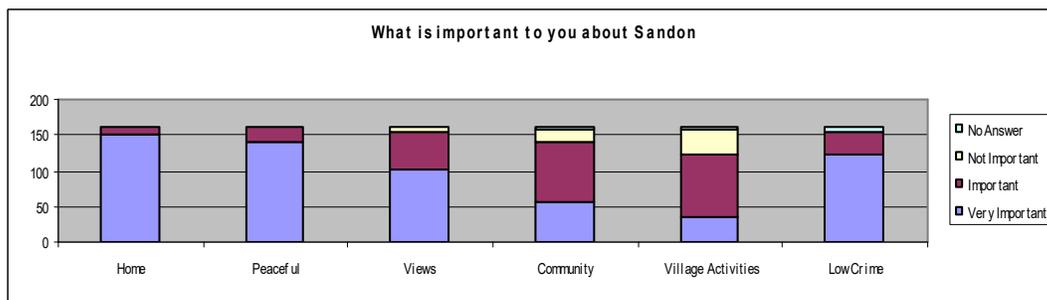
The Sandon NDP questionnaire was delivered with the Sandon Topics at the end of February 2018. 650 were delivered and 163 returned. Thanks to all who completed questionnaires and shared their thoughts with us. The names of those who gave a contact number/address/email were put into a hat and a winner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

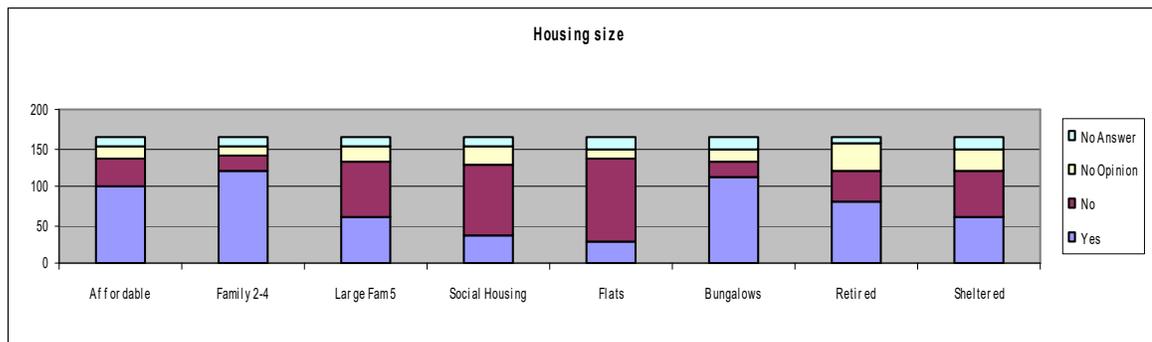


(Numbers in brackets are those who supported/those who expressed an opinion)

- 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.

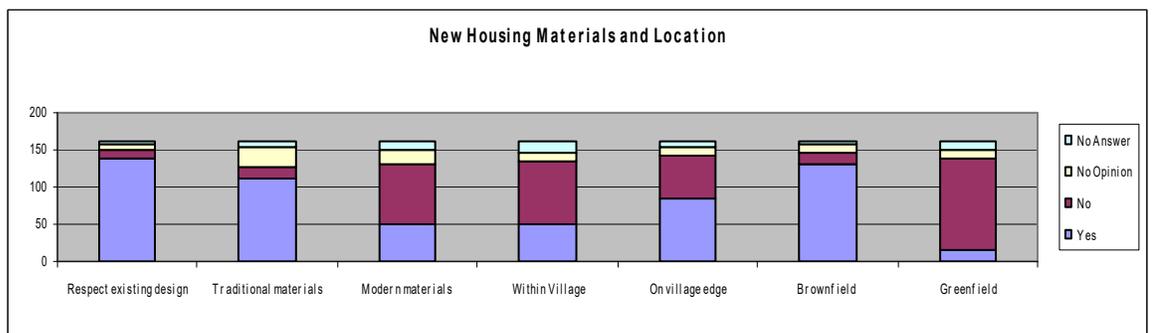


2. Then attention was turned to the prospect of new houses being built in Sandon. The Local Plan is pointing to 100 houses on Molrams Lane and 50 houses near the A414. With pressure on Chelmsford to build even more houses over the next years, we expect Sandon to be asked to accommodate more. (Much of 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!



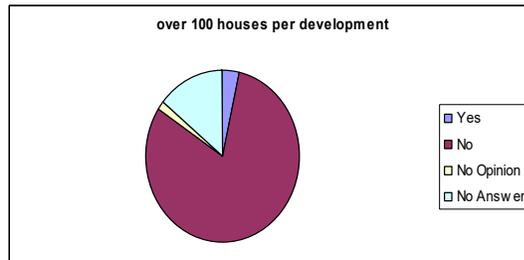
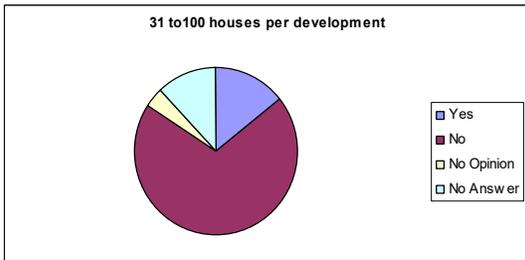
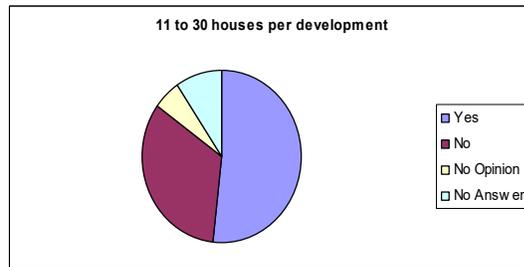
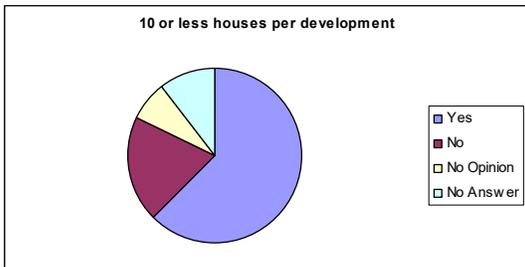
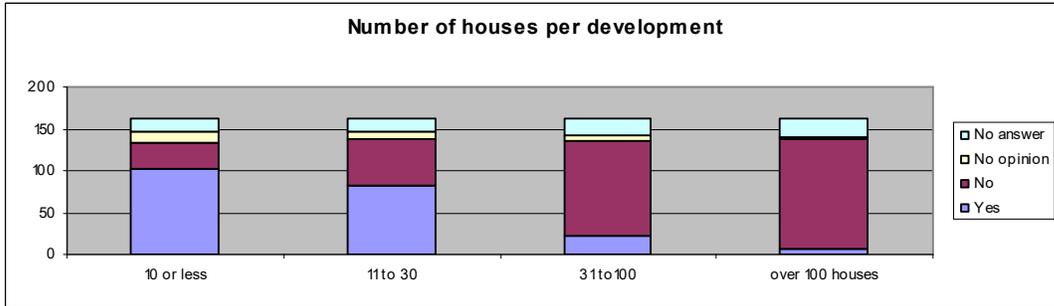
3. More respondents preferred building styles which respected existing styles (138/159) and traditional building materials (111/154) than modern materials (49/151).

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).

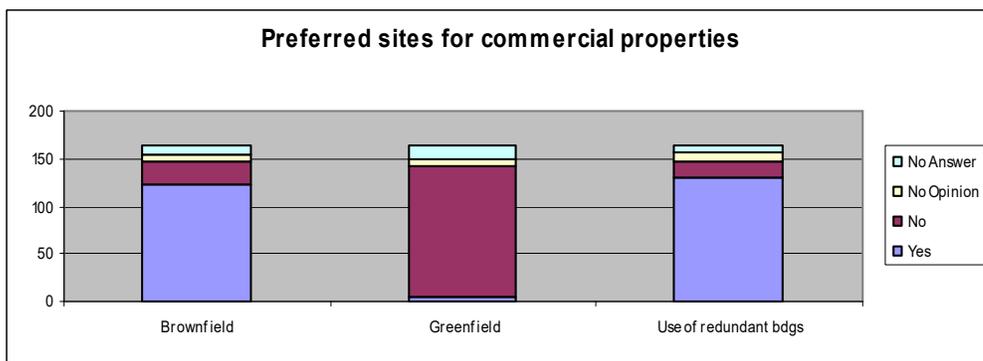


5. Turning to the size of developments. Blue is yes and purple is no –there was support for smaller rather than larger developments. (Apologies for the mistake in labelling the smallest developments as less than 10 when it should be 10 or less houses.) Good support for 10 or less (102/146) and 11 to 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.



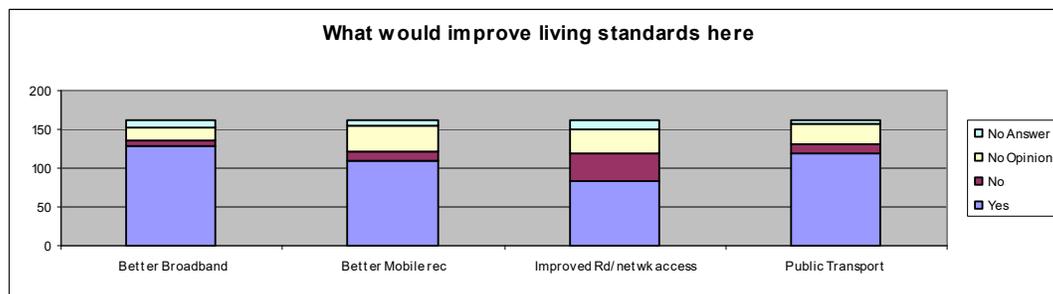
6. There is a move to provide some business units on a site near to the Park and Ride. This question asked where residents would prefer to see business development. The near unanimous 'yes' was for Brownfield sites (123/155) and use of redundant buildings (129/157) and the clear 'no' for use of Greenfield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



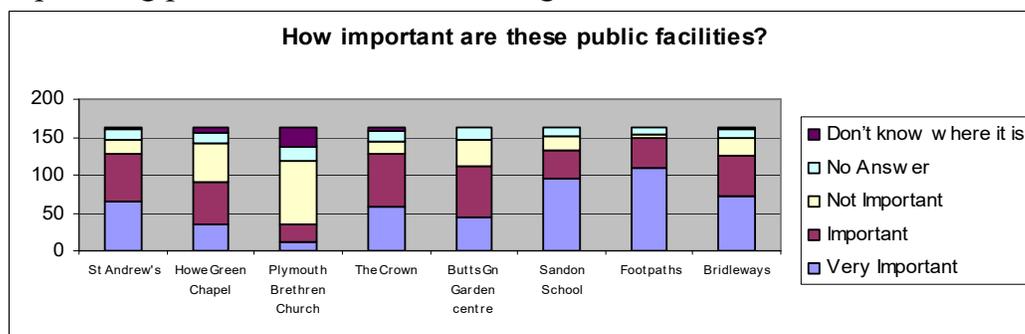
7. Broadband has been of poor quality in many parts of Sandon, as has mobile phone reception. Most residents would like to see improvements in both, (129/153) supported broadband improvement while (110/154) supported better mobile phone reception. BT/Open Reach are working on some improvements starting 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)

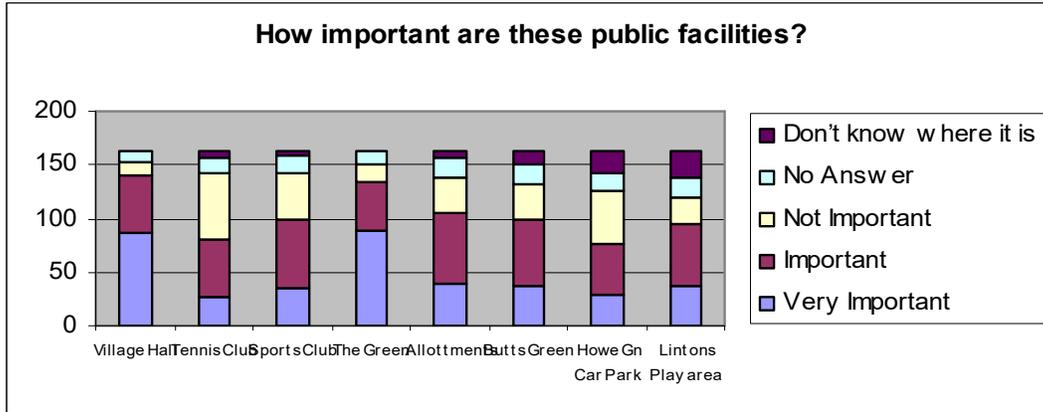


8. Support for the importance of Sandon School (132/151), St Andrew’s Church (123/147), The Crown (127/144), Butts Green Garden Centre (112/147), footpaths (150/153) and bridleways (126/148) - the second glitch – thanks to Sue Dobson for pointing that out – she is from the Bridleway association - there 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.

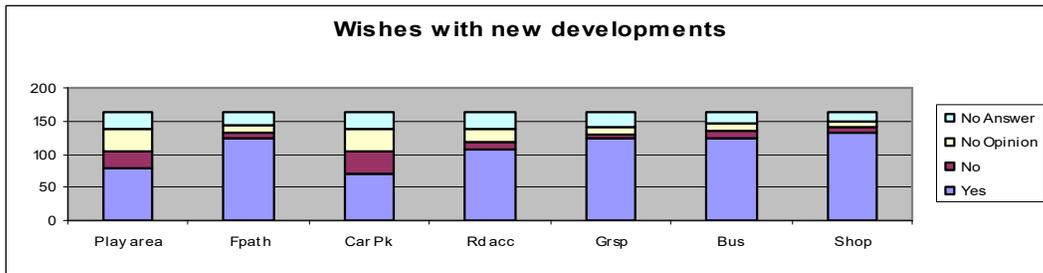


Strong support for the importance of the Village Hall (140/152) and the Green (135/150), a little less for the Sports Club (100/142), Butts Green (99/132), the allotments (106/139), Lintons play area (95/119) with much less support for the

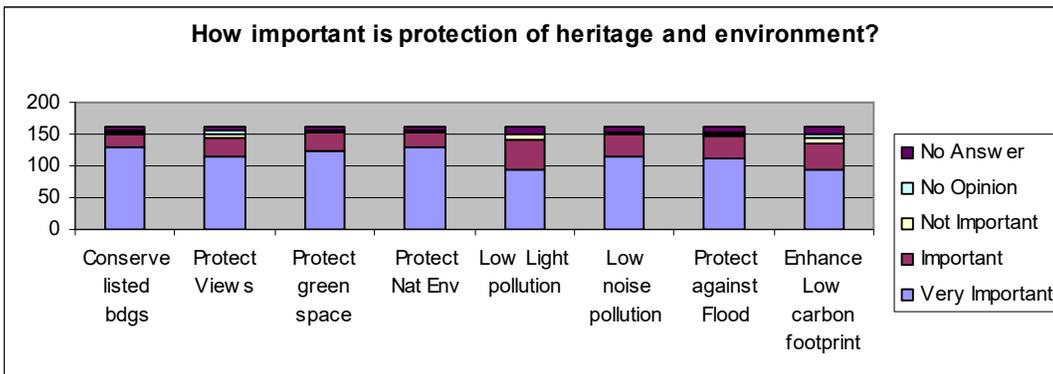
Tennis Club (80/143) and Howe Green Car Park (76/125). A significant number of respondents did not know where the Lintons Play area or Howe Green Car Park are to be found.



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).

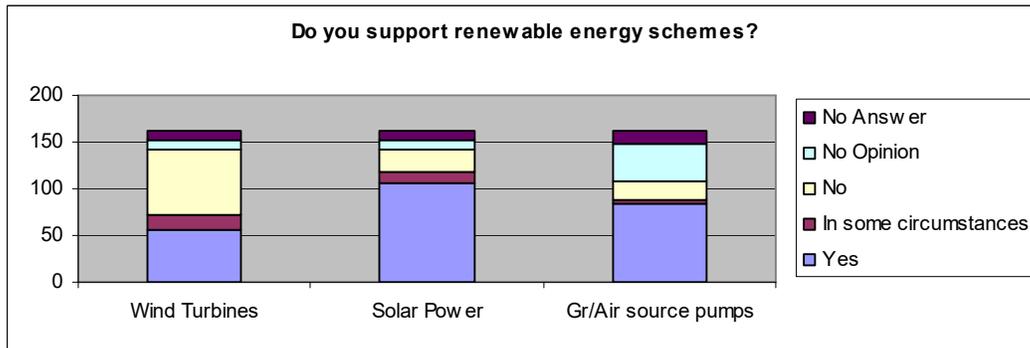


10. A clear majority of residents thought that the protection of local heritage and the environment is important or very important. Conserving listed buildings (149/155), protecting rural views (145/155), protecting green spaces (154/157), protecting the natural environment (152/155), preventing light 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 – Comments

We believe we should retain the atmosphere, environment, and feeling of a village.

Expansion can only destroy those characteristics

Nature and wildlife

Position of Parish close to the city of Chelmsford, access to trains, London, the coast and major road network

Feel safe in village. Important as senior citizen

Low traffic levels and retaining open farmland

Good transport, communication and access to amenities

Proximity to amenities to Chelmsford and Baddow

Less property than other parts of Chelmsford

Quick access to major roads and city centre while still being fairly rural

Local authorities / planners / developers should be forced to review, put in place & adopt the supporting infrastructure BEFORE large scale housing development is approved. e.g Doctors, Dentists, Hospitals, Roads

Sandon can not facilitate aggressive or modern style building plans and still retain the characteristics of being a village. We have a Church that is over 900 years old and a pub of over 500 years old and do not want to destroy that environment

This is a small village, over development should not be an issue, or considered

I feel that putting affordable housing in a rural area, ditto retirement homes, requires a very good public transport system and this is not available in Sandon or Howe Green

Sandon is a village and a lovely place to live, mainly because of the views and the fact that it is not built up. This will change drastically if too many homes are built. In fact if my family and I lost the stunning views we have to new homes I would seriously consider moving house

Sporhams Lane cannot take commercial vehicles of too large size. It is too narrow and are a risk to horses that use the road, also dogs and the people who use the road to walk. This includes the D of E award children

We need more houses to accommodate the growing younger community who still wish to stay and live in Sandon

If farmland is continually taken for building we won't be able to grow enough food.

Fully understand the need for more houses, but what about the infrastructure. The roads are very poor, especially Hulls Lane. Our medical centre is full with long waits for appointments. I suspect all this will be ignored

There are too many large (huge) houses being built. Obvious speculation with profit the main object, but the existing roads and lanes are not fit for a lot more traffic and buses not dependable

If there are a number of houses built it would be nice to have more amenities in the village including a shop a community centre and more parking

If these were for locals, family and OAP

I do understand the need for more affordable housing, however Sandon is a village with a sense of community and its semi-rural location is part of its charm. Overdevelopment would lose its character and it would ruin the very things that make Sandon a special place to live

Roads would have to be improved and parking

I really feel due to the amount of elderly people living in Sandon in houses that have more bedrooms than they use would be very happy to move to smaller accommodation if this was available in Sandon. A lot of these people have lived here most of their lives, this in turn would free up homes for younger families to stay in Sandon. Seems a sensible idea to many of us

The parish is developed enough, the local services are at full capacity. Use brownfield sites in urban areas of Essex where the additional population can be absorbed, NOT Sandon parish please. We had to move away from Danbury Medical Centre as we could no longer make an appointment online or by phone. Sandon school does not have enough teaching staff to effectively teach the current intake. We do not need any more people in the area please

Baycroft now available for retirement and sheltered accommodation.

Make use of Sandon Quarry

A premium is paid already by people living/moving to the area. We pay high rates of council tax and enjoy few benefits from it - including no mains sewage. There is not enough infrastructure in the entire SE to support continued influx of people. So much more would be needed than housing - therefore more destruction of villages.

We have a large stock of 5 bed + houses taking up the breadth and depth of each plot and very little for starter or retirement or commercial services like a shop.

We do not have the infrastructure for large scale developments.

Prefer small developments on brownfield sites or larger developments away from the villages

In my opinion the infrastructure into and out of Chelmsford needs to be vastly improved before additional housing is built. The Army & Navy roundabout in particular is a logjam at certain points of the day.

Road access, off-road parking, communications etc must be addressed prior to or as part of the building work

If the NDP wishes to increase the number of starter/affordable homes in the parish, then larger developments would be preferable, as any development less than 15 homes will not be required to comprise of any affordable homes under Chelmsford's Plan Policies

Absolutely no green belt development

Sandon village is currently nice and peaceful and a lovely place to live. It doesn't need more houses which would spoil it and also create traffic problems

The infrastructure and road system within Sandon would struggle to accommodate a development larger than 30 houses. A number of smaller developments would be preferable to a large estate.

No encroachment into green belt land - especially to the west of Southend Road in Howe Green

We do not have the infrastructure for large scale development (we don't even have a usable bus service along Woodhill Rd anymore!). Development in the village should be restricted to infill and redevelopment of existing homes. Any substantial new development should be sited away from existing homes, North of the A414 where road infrastructure can be built to support it.

Only small developments are possible with current roads and facilities

The main constraints on housing are the complete lack of infrastructure including roads, cycle tracks, footpaths, shops, doctor surgeries. Additional housing should not be considered without provision for these.

No further housing is necessary in Chelmsford and surrounding areas. Control immigration properly, restrict buy to let investors purchasing more than 1 first time buyer property or only allow this type of property to be sold to first time buyers who work within a 20 mile radius. Essex is stuffed! Build new towns in less densely populated counties. Essex cannot cope with any more property. Do you genuinely know anyone who feels differently?

Too much development would increase - rubbish, crime, antisocial behaviour, excessive and unwanted parking of cars, increased road danger, change the dynamics of the village, virtually joining Great Baddow and Danbury. Would effect wildlife population of the village and surrounding areas.

Since we moved to Chelmsford in 1976 I estimate the population has doubled. Roads have been made throughout the surrounding countryside and recreational fields eg football fields built on. So be it...but not in our parish.

There are plenty of questions regarding new houses but where are the questions regarding 'do you want a road built here or there, a busy road by your home?' Yes or No?, Where is the infrastructure to be situated to cope with extra housing

Mixed sizes of housing

There need to be shops located within the new houses that are accessible to all, and doctor's surgeries, as the existing serving Gt Baddow and Danbury are already too busy.

Spacing between new houses should be maintained according to existing. The village envelope should not be extended

Variety of housing and styles to give a mixed community

Infrastructure is inadequate for larger development

It's a shame the countryside is not looked after, all too soon there will be nowhere for wild animals to live due to development

Traffic calming

Sensible changes to road priorities at Woodhill Road, Mayes Lane, Hulls Lane junction so the main traffic coming from Danbury on Woodhill Road is turned right onto Hulls Lane

Reduce the noise of the A12 by tarmacing. Stop cars parking on public footpaths.
Another supermarket, more GPs, medical facilities
A local village shop would be lovely and more frequent bus stops. The P & R however is fantastic
I notice fibre optic cables have recently been installed on my road, but it seems a long while before installed to the house
More pavements with access to A414
Good footpaths
Speed limit on the corner of Hall Lane
Shop
Stricter road speed limit
"Broadband is shameful on Woodhill Road near the dog station, we need fibre optic cables laid under the road now. There are no buses going toward Chelmsford from the dog station as far as i know. I have never seen any despite there being two bus stops near my house"
Organised pedestrian and bike paths from Park & Ride to village

Better bus service through Sandon village via Woodhill Road to replace the lost First service
Speed camera as I am sure a lot of the cars are over the speed limit
Some more community services as none in Howe Green i.e. shop/pub etc
Traffic calming on Woodhill Rd. i.e. next to the Police dog centre
Zebra crossing for children walking from Sandon Village to school
LED street lighting which could be dimmable
Road calming obstacles on approaches and through village

Improved community facilities and activities, especially for more elderly inhabitants (how about a bowls club?)
Local shop
Better lighting
Mains gas
Clearing cycle lanes
Improving road safety
Safe cycle tracks/footpaths to the park and ride. Footpath markings maintained.
Removal of street litter.
30 mile speed limit in Woodhill Rd. 40 is ridiculous
Roads network - not if it means more roads
Have restricted speed coming out of Gt Baddow on Southend Rd to join A4114- presently no restriction.
Speed cameras and bumps
Removing pinch points on Gingerbread Hill which are dangerous and bring cars into head to head conflict especially if people do not know the area. Pinch point nearest A12 is on a bend and does not give time to see traffic and react.
Speed limit all through Sandon Should be 30mph not 40mph

Traffic controls through Sandon Village to stop vehicles passing through at, occasionally, 50+ mph
Improve road conditions on A12 ie surface hard and markings
Traffic lights at A12 junction to allow access to roundabout or longer delay on existing lights to give more time from Howe Green

Mixed community

Would need a good bus service

1. We could do with a few more red bins on footpaths for dog waste. I appreciate that these have to be emptied but they seem to be provided and visible in most other villages? 2. Butts Green is a popular venue for inner city school expeditions during the summer months (Prince of Wales etc). Whilst visitors are to be welcomed, it would help if the school facilitators could encourage their ""weekend trekkers"" to place litter in appropriate bins, their own rucksack or their school bus rather than the countryside

While some may not be important to me personally I still feel they are important to the life of the parish as a whole.

Keeping open farmland

The question on Bridleways is misleading - as there are NO definitive bridleways within Sandon Parish. How can residents have an opinion on something that does not exist?

For the record, bridleways provision is vitally important to a community from a health and wellbeing perspective as they are the only rights of way free at the point of use which legally allows pedestrians, cyclists and equestrians, so any Plan should aspire to increase that provision if it has the opportunity to do so

No future development thank you

Increase in number of GPs. New Junior school

Dog poo bins in Howe Green, Play area, footpaths and shop in Howe Green

There is nothing in Howe Green so anything would do

Lots of elderly people cut off now the bus service reduced/changed through Sandon Pub/restaurant Howe Green

A small local shop and better local bus service

Medical facilities and school depending on size of development

Multi-user access (accessible by foot, cycle and horse - not just footways/cycleways) through any new developments, particularly where the large developments are planned north of the Maldon Road as there are opportunities here to enhance the off-road network for all users

Shop would be nice but its only a few minutes drive to Baddow if you need anything urgently.

Shop unlikely though as we had one and it shut down

Cycle tracks - bike stands at P & R. Improved broadband to compensate for increased load

And bridleways

It should be recognised that although people are being encouraged to use buses etc each house built is likely to use 2 cars. Both space for parking at the house and on the road (which should also be wide enough for passing traffic) should be included in the design.

Improvement to A414 plus A12

Reducing the noise level from the A12 as it passes the village. From the Lintons it is very loud.

Lighting on footpath on Village Green desperately needed.

Doctor's surgeries

Speed limit on A414 from A12 to Danbury around Sandon Brook. Controlled access on to A414 from Old Maldon Road at Sandon Brook

Shop in Howe Green would be amazing

If the development goes ahead a local shop is important

Wind turbines: fine where they can be concealed, out of view

Sensitively sited; if necessary; at sea; on the coast; in the right place; are expensive and noisy should not be too close to houses (they can be noisy); should only be located where they do not cause harm to the views/character of the area; at sea; following noise pollution standards. Sites for this (wind) would be quite difficult for Sandon but any option should be considered. Wind power can be noisy so need to be remote from housing. Eventually, batteries to turn wind and solar into firm power. Power available at all times of day. This is a rapidly developing technology, not commercial yet but getting close. Not too near homes; discrete

Solar: on houses OK; only on roofs, preferably on commercial buildings; should be discrete panels on unused waste ground or mostly out of sight; Not solar farm;

As long as they are not a blot on the landscape; on own property; localised and discrete; roof top only; if unobtrusive; unsightly; if unobtrusive

All new houses should be as low energy as possible using the most effective insulation and heating technology. Developers do not always do this because it is less profitable.

Sandon already has an existing commercial and large Brownfield area in Mayes Lane.

This could accommodate future expansion for small housing and commercial requirements with minimal impact to the village centre

I love living in Sandon and love feeling part of a community. I strongly oppose the development of lots of new homes and commercial properties. As stated a village shop would be lovely

I would be against large developments which threaten the integrity of Sandon as a semi rural village. I also feel concerned about the impact of more housing on local schools, GPs etc. Yes I know these can be enlarged but this too will no doubt impact on green space. Further protection of green spaces and views would be a top priority.

Wildlife is very important and their habitats are being destroyed by housing

Development must not be allowed which will destroy our three village environment of Sandon, Howe Green and Butts Green. A distinct barrier must remain to prevent Sandon being linked to Great Baddow. Sandon Parish should not have any major development south of the A414 road.

There is too much thought given to 'protecting the environment' but not enough thought given to people who actually live in it. More facilities and more housing

Protecting the green belt is so important. I wish more use can be made of brownfield sites. Having a view is fab but the noise? Living semi rural does not equal peace and quiet! I suffer bird scarers going off early, and all week end after sunset, clay pigeon shooting aircraft and copters flying so low I can wave to pilots.

We both wish that Sandon Parish remains a lovely village

It seems a lot of homes have gone for size over beauty with little regard for achieving a pleasant environment. It has become like keeping up with the Jones. Very little consideration for new economic types of build or something different.

We understand the need for more houses but we feel strongly that these should not be built on existing open farmland

Living in Howe Green we do not consider ourselves part of Sandon (3 miles away)

Retention of the village character of Sandon

Sandon is a great place to live. Don't change it please. I love it how it is.

Speed of traffic through village to be monitored and policed better than now

Greenfield land should be avoided at all costs.

In my opinion the infrastructure into and out of Chelmsford needs to be vastly improved before additional housing is built. The Army & Navy roundabout in particular is a logjam at certain points of the day.

I feel Sandon should be left as it is. It's a village and should stay that way. Why spoil something that is beautiful.

We should not allow Sandon to be turned into another Springfield by over development.

Based on the proposed development for Chelmsford over the next decade Sandon should not be touched. The planners at Chelmsford council have lost the plot. There is no other reason for Chelmsford to grow any more other than to maintain employment for planners and developers. Are planners accepting bribes from developers?

I would like the sports club to promote rubbish bins to prevent littering. Also could there be some litter bins put on school playing fields after football on Saturday and Sundays. Many water bottles and coffee cups in the hedgerows.

Must include affordable housing definition as per planning laws not just starter homes

Sandon does not have to build more homes if asked! as you put it. Chelmsford and its surrounding open spaces and countryside have been ruined over the last 20yrs. Don't do it to Sandon or the parish!!

It seems that new houses are built close together with small gardens and no frontage, and certainly very little car parking space. These days a family home can have at least up to 4 cars when children are older and still living at home as they can't afford to move out. Therefore careful design of developments to keep the spaces for cars rather than ignore this fact. The old council estates are often good examples of plenty of green spaces. After the front garden, after the pavement - green grass edging the environment - so much more pleasing to the eye.

Play area on village playing field

Speed limit on Southend Road needs to be urgently addressed

A green wedge should be maintained along Molrams Lane. Stop allowing small dwellings from being converted to large 5 bedroom dwellings. Previous request to prevent walls and gates on properties.

If people want to have shops or post office then they should live in areas that provide these.