

Environment

POLICY ENV1 PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

Development proposals will be expected, where appropriate, to conserve and enhance the natural environment and will be supported provided they:

- a) Protect and enhance wildlife areas, including local wildlife sites and incorporate measures to provide net gains in biodiversity. Where there is a residual loss compensatory measures will be required;
 - b) Take the opportunity to protect, enhance and extend the network of landscape and wildlife corridors between existing open spaces and habitats as a means of mitigating the impacts of development on biodiversity;
 - c) Conserve the environment for nocturnal species, through the avoidance of street lighting and mitigating the impact of domestic external lighting; and
 - d) Contain measures that will help to mitigate the impacts of, and adapt to, climate change.
- Development proposals will be expected to ensure that there is minimum loss of biodiversity and where possible to provide a net gain. Where there is likely to be a loss of biodiversity, measures to mitigate will be put in place to ensure there is no net loss of biodiversity.

The purpose of Policy ENV1 is to ensure there is a requirement to enhance and protect the biodiversity and ecology of the natural environment as a result of development. It is also the intention to develop opportunities for the conservation and enhancement of the natural environment, which is in line with the National Planning Policy Framework (Section 11 Conserving and Enhancing the Natural Environment)

POLICY ENV2

The purpose of Policy ENV2 is to protect and enhance the open character and amenity value of Local Green Spaces as specified in the National Planning Policy Framework which says that local communities, through local and neighbourhood plans, should be able to identify for special protection green areas of particular importance to them. Local Green Spaces are seen by residents as an integral aspect of living within the parish to be enhanced at every opportunity.

New development should not encroach on and adversely affect areas designated as Local Green Space. However, in very special circumstances, modest or small complementary development may be appropriate, where it does not have a detrimental effect on Local Green Space and the rural character of the Parish.

POLICY ENV3 REDUCING FLOOD RISK

Planning applications for developments in Sandon which are located within an area at risk from flooding must include mitigation measures giving priority to the use of sustainable drainage systems:

- a) To ensure that surface water run-off will not be increased and if possible will be reduced;
- b) To ensure that the development will not increase the risk of flooding elsewhere.

Sustainable Drainage System, or other appropriate mitigation measures identified in relevant Flood Risk Assessments, should be satisfactorily integrated into the design and layout of the development.

Economy and Business

POLICY EB1

Within the development boundary, planning permission will be granted where the scheme is to enable businesses operating from integrated home/office locations and extensions to enable home working will be supported within the development boundary, so long as such proposals do not have a detrimental impact on:

- a. The character of the Parish;
- b. Residential amenity;
- c. Highway safety

POLICY EB2

Look to promote small scale employment opportunities within the Parish or provide support for the improvement of digital connectivity within the Parish. Providing safe and attractive pedestrian and cycle routes to the edges of the Parish employment areas, will be encouraged.

POLICY EB3

Development of the land next to the Park and Ride (marked 3b) will be encouraged if:

- a. The development would be to provide for local, small business units covering such activities as communication technologies, environmental and rural enterprises, accounting and financial services or similar.
- b. Any proposals for development on the land shall demonstrate how flood mitigation measures would prevent flooding of the land and the surrounding area.
- c. Car parking should be located within the development.
- d. Facilities for cycle and motorcycle parking and wherever possible, links to existing and proposed cycle routes are provided.
- e. It will not create or exacerbate environmental or highway safety concerns.

Housing

POLICY H1 HOUSING ALLOCATIONS POLICY

Two sites within Sandon Parish have been identified as strategic growth sites within the Chelmsford Local Plan 2018-2036

Site 3c – Land east of Chelmsford/north of Great Baddow
South of Maldon Road

Site 3d – Land north of Maldon Road, west of Sandon Park and Ride
(See maps on following pages)

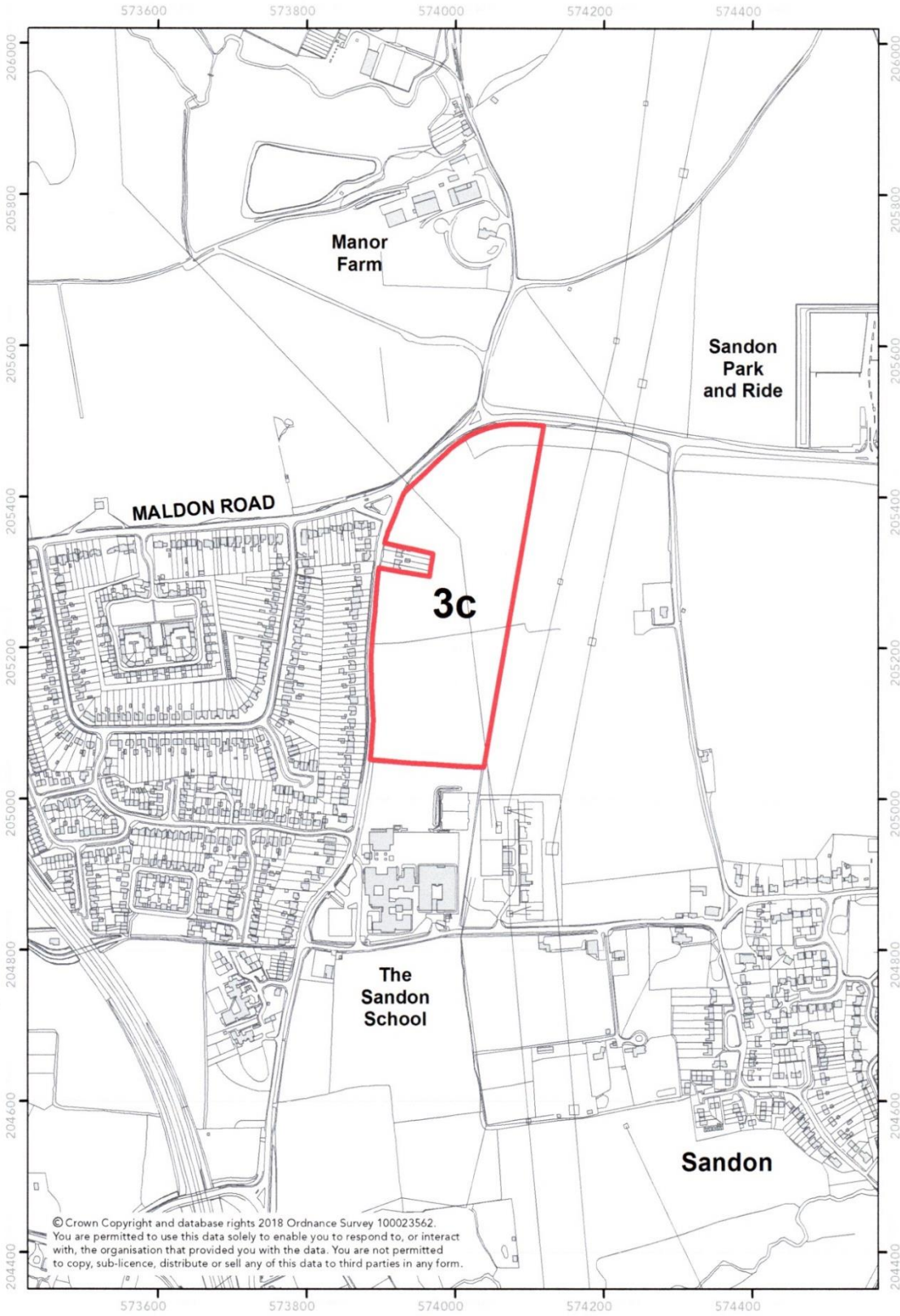
Site 3c is expected to provide for around 150 homes

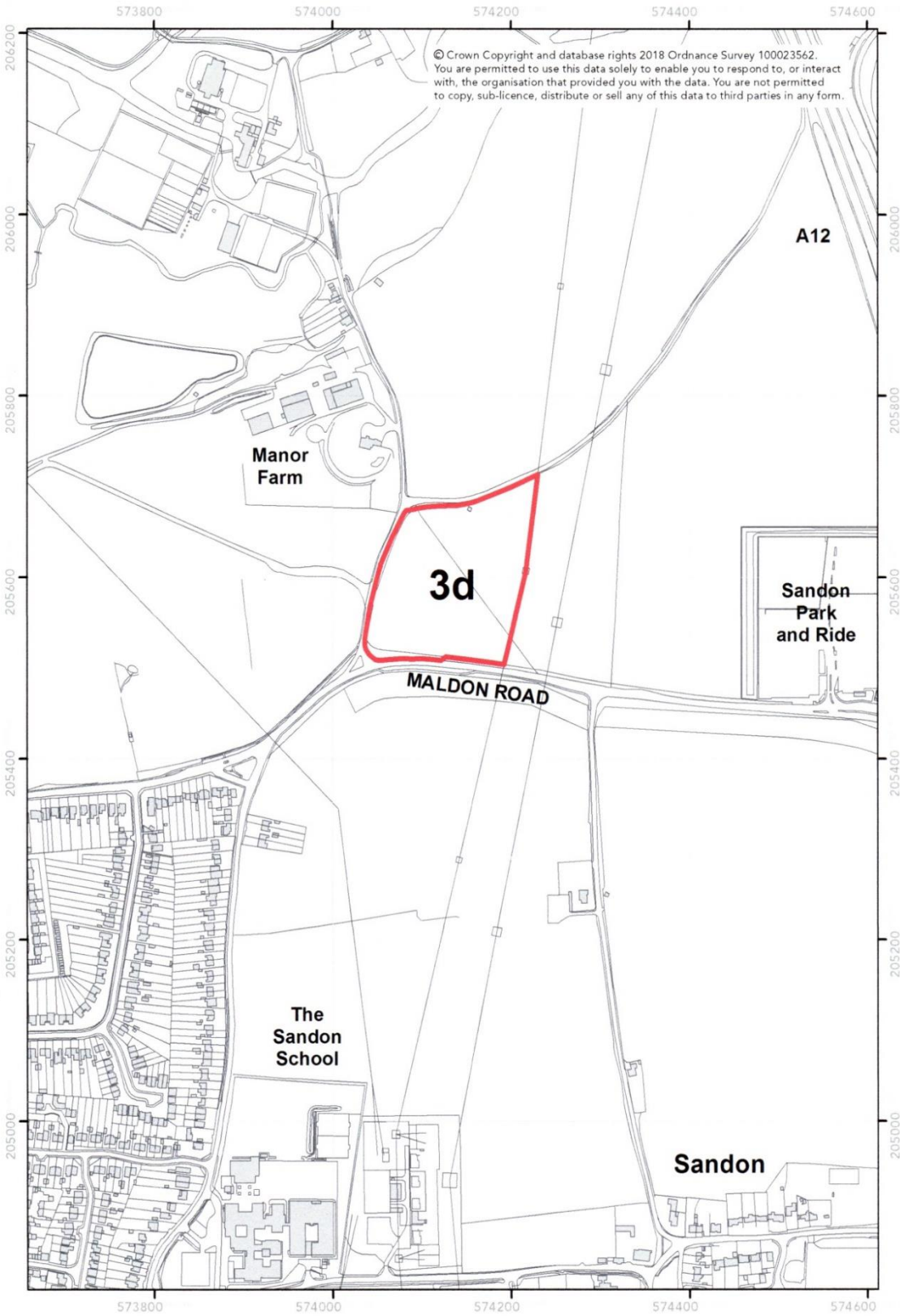
Site 3d is expected to provide for around 50 homes

Appraisal

1. The numbers of properties which have been allocated to each development and the additional benefits for the community which the development site is expected to deliver have been included in the Chelmsford Local Plan.
2. New housing development in Sandon Parish will be accompanied simultaneously with the provision of local infrastructure including recreational and leisure facilities and employment opportunities. This will include contributions where appropriate to sustainable transport measures, green infrastructure, provision for all vulnerable road users, improved cycle-paths, footpaths, bridleways, an allotment garden area, local services and community facilities.
3. New housing development which provides a mixture of housing types including family homes, starter homes and homes designed for older people will be encouraged.
4. New homes should not be constructed on land which is known to be on a floodplain within Environment Agency Zones 2 and 3. Developers will be required to demonstrate, by additional flood modeling work, that no development will increase the flood risk in the surrounding area.
5. Sandon Parish Council would support proposals for housing on the allocated sites that make provision for open market housing to be made available for sale to local residents for a period of 3 months prior to release on the open market.

(i)





POLICY H2 PROVISION OF AFFORDABLE HOUSING

1. To meet identified needs within the community at least 40% of all new developments will be high quality affordable housing.
2. The development of sheltered housing will be encouraged. Sheltered housing will be permitted where it is compatible with the local surrounding area, is of appropriate size and respects the amenities of the neighbouring uses.
3. Developments will be expected to contribute to the provision of affordable homes that are suitable to meet the needs of older people and those with disabilities.
4. 20% of all new affordable housing in Sandon provided by the Local Plan will initially be subject to a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be offered the tenancy or shared ownership of the home first.

POLICY H3 WINDFALL and BACK LAND DEVELOPMENT

1. It is accepted there may be some windfall developments over the life of the Neighbourhood Plan on previously developed “brownfield” or unallocated sites with direct highway access. Small, well designed residential sites which do not have a detrimental effect on the surrounding area and neighbouring properties will be supported. The impact of such windfall developments will be incorporated into the ongoing monitoring and review process.
2. In principle development will be supported on sites of less than 5 dwellings on previously developed land.
3. In respect of Back Land and Tandem development in gardens of existing properties, such developments will be resisted where they have the potential for loss of amenity of neighbouring properties, through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and additional traffic resulting from the development.
4. Any windfall, back land or tandem development must have direct highway frontage. Sandon has an open, rural character with wooded areas and open spaces that make an important contribution to its loose knit character. It is important that infill and tandem development does not destroy this essential open character and does not adversely affect the natural beauty and landscape of the Parish.

Heritage and Community Valued Assets

POLICY HC1

Proposals for development which would have an impact on heritage assets (both listed and unlisted), must be accompanied by an assessment of the significance of the asset and the impact of the proposal upon its significance.

In considering the acceptability of such **proposals "special regard"** will be given to the desirability of preserving the building or asset or its setting or any **features of special architectural or historic interest which it possesses.**

POLICY HC2

Development proposals involving retention of key, listed or unlisted, heritage assets (either in private or public use) and their re-use as community facilities or for small scale economic purposes will be supported

POLICY HC3

Proposals for redevelopment of key, listed or unlisted, heritage or valued assets will only be supported where reasonable and sustained attempts have been made to secure their continued community and/or economic use as demonstrated through submission of an assessment of the viability of the existing use.

POLICY HC4

Proposals for new development which involve Local Community Valued Assets and Facilities will be supported only if the proposal does not result in the loss of, or have an adverse effect on, the asset or facility concerned, unless satisfactory alternative facilities are provided or unless it can be clearly proven that such assets are no longer required; or unless they will provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.

POLICY HC5

When planning permission is granted for development in Sandon Parish, opportunities will be taken to provide or support new community facilities, or to improve or support existing community facilities, in accordance with priorities determined by the Parish Council.

Sandon has a number of community valued assets and facilities e.g. Sandon Sports Fields, Lintons children's play area, Howe Green bridleway, numerous public foot paths, Sandon Village Hall and protected woodlands, which are valued by the community and which are considered fundamental to maintaining a good quality of life within the Parish and ensuring it remains a sustainable community into the future.

The National Planning Policy Framework states that policies should "promote the retention and development of local services and community facilities in villages, such as local meeting places, sports venues, cultural buildings, public houses and places of Worship". It confirms that "To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.

The Chelmsford Local Plan aims to underpin local community facilities and supports the provision and improvement of local community facilities, but discourages the loss of these facilities unless it can be demonstrated that the facility is no longer needed, it is not practical to retain it, or the proposed development will provide a net gain for the local community.

Health and Well-being

POLICY HB

In accordance with our questionnaire results, should further development take place within our parish, we will endeavour to retain and protect vehemently all the current provision for maintaining the health and wellbeing of our residents and ensure that Sandon continues to be a very pleasant and happy place to live. Significant increase in the housing stock would necessitate some medical provision within the parish itself. We may also need more parks, footpaths, bridleways, cycle paths and recreational areas and certainly a safe footpath/cycle route to the Park & Ride would be essential. Balancing the requirement for further development with the desire to protect all our open countryside, greens and forested areas will pose many difficulties but our neighbourhood plan seeks to address these. We would therefore favour small developments, preferably on brown field or existing sites, that do not impact on the environment and open spaces and thus on the quality of life currently enjoyed by residents in this attractive rural village.

Sustainability Appraisal

Neighbourhood plans are not technically subject to sustainability appraisal, provided they are in conformity with the development plan of the local planning authority in terms of the scale and distribution of growth planned.

However, the land use planning process provides an important means by which sustainable development can be achieved. The Sandon Neighbourhood Development Plan is in conformity with and forms a formal part of the Chelmsford City Council Local Plan

Sustainable Development

Objective: To ensure that any new development improves the economic, social and environmental sustainability of Sandon Parish

POLICY SD1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

The Parish Council will support proposals that accord with the policies in the Sandon Neighbourhood Development Plan, and where relevant with the policies in the Chelmsford City Local Plan.

When commenting on development proposals the Parish Council will take a positive approach that reflects the presumption of sustainable development contained in the National Planning Policy Framework and will work proactively with applicants to find joint solutions which means that proposals can be supported wherever possible and to secure development that improves the economic, social and environmental sustainability of the area.

Justification

The National Planning Policy Framework makes clear that achieving sustainable development is still the purpose of the planning system.

This includes planning for the social, environmental and economic needs of a community. The presumption in favour of sustainable development, set out in the NPPF, means that the default response to a proposal for development is "yes" unless the adverse impacts would significantly outweigh the benefits.