

## Hands Off Danbury (“HOD”) URGENT!

Dear fellow residents,

Welcome to the **THIRD**, and again **VERY IMPORTANT** Newsletter from the Hands Off Danbury campaign group.

The siege continues. **RICHBOROUGH ESTATES HAS NOW SUBMITTED ITS APPLICATION**

**Reference: 17/00089/OUT - Outline planning application for up to 100 dwellings with public open space, drainage and landscaping with all matters reserved except access into the site.] Land South Of Maldon Road And East Of Hyde Green Maldon Road Danbury Chelmsford**

**Your village is worth protecting from speculative land promoters. We now need you to rally as you did so magnificently before! Can we beat the 744 objections registered against the Gladman application?**

**We are DANBURY of course we can!**

**It is important to note that once again we are very short of time. Objections must be received by Chelmsford City Council’s current deadline of Friday 24th February 2017 if they are to be considered (although we hope that this deadline may be extended)**

The HOD steering committee has again been working hard on your behalf to investigate valid objection points, in order to provide some guidance and to assist you in preparing your objections letter, if you wish to do so.

Instructions are shown in **APPENDIX 1, 2 and 3** below.

Don’t forget, if you are happy to receive emails from us, and we shall endeavour to keep communication to a minimum, if you haven’t already done so, please send us a brief confirmatory email with your details, name address etc. to: [handsoffdanbury@gmail.com](mailto:handsoffdanbury@gmail.com) so that we can add you to our database.

Please remember that **each and every adult member** of your household will be entitled to submit objections to the Council, so if we can have the email details of each and everyone who wants to get involved, it will greatly aid the campaign.

You can also visit our **all new** website [www.handsoffdanbury.com](http://www.handsoffdanbury.com)

**HOD also now has a CO-OP Community Bank account!**

Account Name..... Hands Off Danbury

Sort Code..... 08 – 92 – 99

Account Number..... 65820856

We really do appreciate your time and your support for our village. We hope that, as and when formal proposals are submitted for other developments in and around the village, as we fully expect will happen, you will respond to these too. Many thanks for all your support!

**P.S. “I SUPPORT HOD” badges are now available at Danbury Sports and Social Centre, The Anchor, Bakers Arms, Cricketers, Griffin, Bell and Natural Beauty (by the Ski Shop). £1.00 donation to fighting fund.**

## APPENDIX 1 - GUIDANCE

Here are the instructions from the Council's Website. **FOR ON LINE OBJECTION COMMENTS (This is HOD's recommended method)**

Comments should be made online, via **Public Access** <https://publicaccess.chelmsford.gov.uk/online-applications/> where you will also be able to track the progress of the application. Please be aware that your public access session will timeout after 60 minutes (Your session is not seen as active while you are writing your comment)

**We suggest that you create a word or other document first and then simply copy and paste into the Public Access area comments box.**

**IMPORTANT NOTE:** Unfortunately, it is currently not possible to submit comments on planning applications from a mobile or tablet device.

Alternatively, if you are unable to use Public Access you can submit comments:

- By email, to [planning.comments@chelmsford.gov.uk](mailto:planning.comments@chelmsford.gov.uk)
- By letter, addressed to the Director for Sustainable Communities, P.O Box 7544, Civic Centre, Duke Street, Chelmsford, CM1 1XP

### GUIDANCE FOR WRITING YOUR OWN UNIQUE LETTER

- a) Use the example letter enclosed to prepare a letter of objection. We have already inserted the correct title and application number to help you, so you just need to insert the details of the person objecting and list your objections.
- b) Every adult in your household is entitled to their opinion and can submit their own objection letter; this is an important point as one household could result in four or more objections and will really help us to show the Council what we think!
- c) For each letter, we suggest that you select 4-5 of our suggested objections and of course feel free to add any of your own.
- d) **Write the objections in your own words. This is very important** as each individual letter is counted as one objection, so all the letters from your household should be worded uniquely with objections listed in different orders. The wording provided is just an example and you should use your own words if you can.

This newsletter includes an example objection letter (Appendix 2) together with advice on how to compile your own unique letter including details of valid and relevant objections that have been compiled by the Hands off Danbury group with input from villagers and other groups who are fighting such developments (**APPENDIX 1**).

**Submitting your own unique response, if you have time, is the preferred option, as planners tend to give less weight to large numbers of identical, or nearly identical responses, than to those which are individually written.**

#### From the Council's Website

Please make sure that the application number and/or site address is included in all correspondence.

**Please note** – We are required by law to make all comments received available for public inspection. Comments made online using public access will be made available on our website. Any comments that are submitted by post or in another format that we cannot copy from will be web viewable but in a summarised form. All representations are available for public inspection at the Council offices. Any comments of an offensive nature will not be displayed on our website.

We are unable to take into account anonymous comments or those marked confidential. Comments submitted without your name and address will be treated as anonymous and will not be considered as part of the application.

## APPENDIX 2 - EXAMPLE OBJECTION LETTER

Grey shaded areas to be replaced with your personal information

[Insert name]  
[Insert address]  
[insert address]  
[insert address]  
[insert address]

David Green,  
Director for Sustainable Communities,  
P.O Box 7544,  
Civic Centre,  
Duke Street, Chelmsford,  
CM1 1XP

[Insert today's date]

Dear Mr Green

**Reference:** 17/00089/OUT

**Outline planning application for up to 100 dwellings with public open space, drainage and landscaping with all matters reserved except access into the site. | Land South Of Maldon Road And East Of Hyde Green Maldon Road Danbury Chelmsford**

I write in connection with the above planning application. I have examined the plans and supporting documents and wish to object strongly to outline planning permission being granted for the following reasons:

***[Insert your objections here. We suggest that you select 4-5 from the list we have provided and/or add your own, explaining your personal reasons for quoting these objections. It is important not to copy the objections word for word, as letters must be unique in order to count as a single objection.]***

***Each adult in your household has the right to object, so preparing a letter for each adult is important to ensure we succeed in sending the highest possible volume of letters showing how strongly we feel.]***

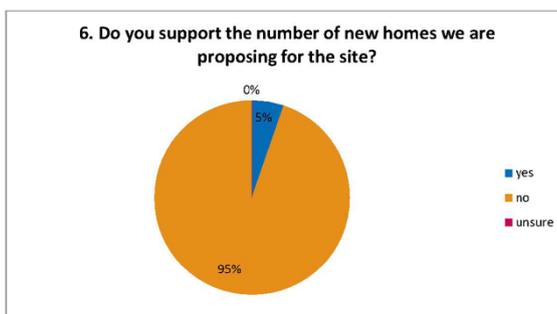
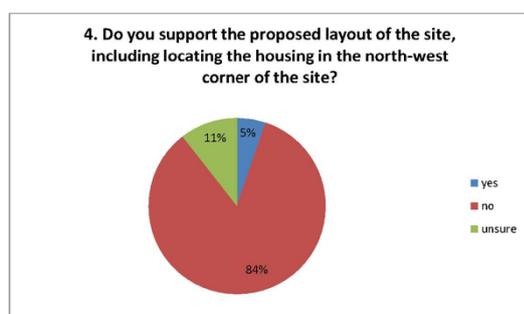
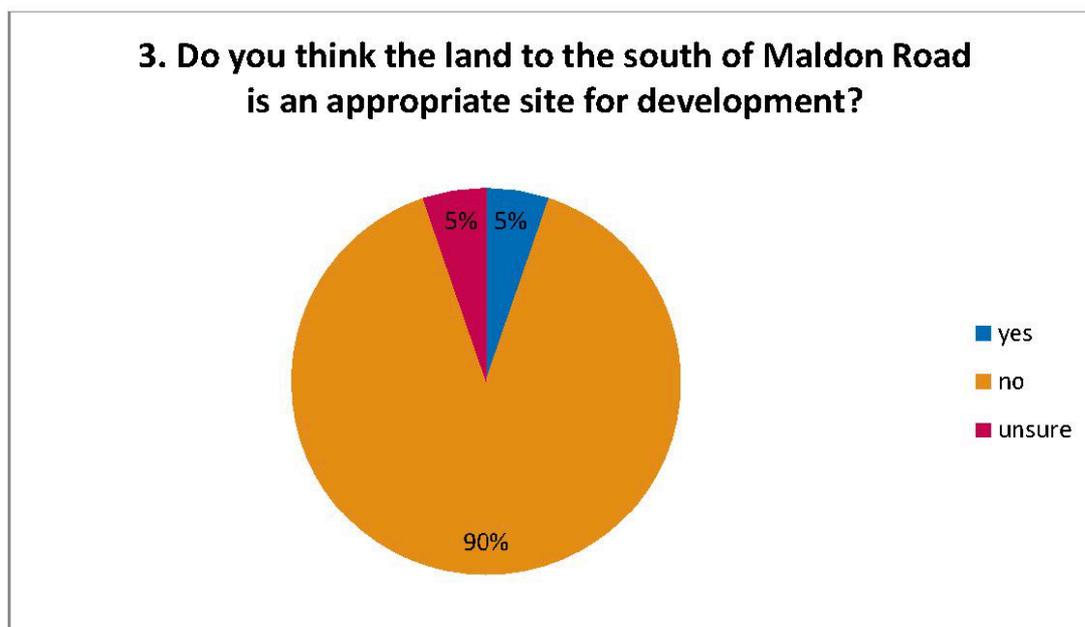
Yours sincerely,

[Insert your name]

cc: Danbury Parish Council,  
The Old School House, Main Road,  
Danbury, CM3 4NQ  
[parish.council@danbury-essex.gov.uk](mailto:parish.council@danbury-essex.gov.uk)

### APPENDIX 3 - LIST OF SUGGESTED OBJECTIONS

- The Richborough proposal is unnecessary and inappropriate. Chelmsford City Council already has 5.95 years' housing supply identified and this proposal is therefore contrary to both local and national planning policy.
- The proposed site is outside the existing Village Settlement Boundary.
- The public consultation exercise conducted by Richborough was far from satisfactory but the results clearly demonstrate that Danbury residents know the facts and have given a clear indication that they do not wish this site to be developed for many valid planning reasons.



There are multiple errors and contradictions in the Planning Statement, Community Infrastructure Assessment and Public Consultation documentation provided. The data should be considered out of date and invalid.

The documentation also makes reference to a 300 and 500 dwelling scheme. Approval of this 100 dwelling scheme would create a dangerous precedent for further development of the rest of the site on greenfield land outside of the green belt.

**The proposed development fails to meet the expectations of the National Planning Policy Framework (NPPF) on sustainability for the following reasons:**

- ***Impact on roads and traffic leading to additional use of private cars***

The location of the proposed development would lead to an over-reliance on the car to get to work, leading to increased traffic and pollution, exacerbating the existing significant traffic problems along the already highly congested A414.

The access statement clearly shows that the applicant knows little about the A414 and there is no consideration regarding the thousands of houses scheduled to be built to the East of this site in and around Maldon.

- ***Village road infrastructure is extremely poor***

The proposed development would mean that up to 200 additional vehicles would be added to the existing traffic flows, which would significantly increase the likelihood of accidents on the narrow roads in the village.

- The A414 is a major route for responding ambulances, which use the road at speed on a regular basis and accidents and near misses are common on this road throughout the village. A large number of additional vehicle movements, particularly at this already dangerous bend and road junction, is likely to increase the number of such events. The data used in the applicant's assessment is both out of date, inaccurate and misleading.

- ***Schools***

The proposed development would have a significant impact on already stretched primary and secondary schools.

*Primary Schools.*

The development would attract families with children, many of primary school age. The Methodology and figures used by the applicant in its capacity assessment are incorrect, out of date and misleading.

There is already a deficit in primary school places at the village's two primary schools, which would clearly be unable to accommodate the expected number of children who will reside on the development.

The developer has made no mention regarding any contributions to be paid to the local education authority via the Community Infrastructure Levy to ensure that sufficient school places are made available. It is completely unclear how the existing village schools could be expanded sufficiently to cope with the additional numbers of child places which such a development would generate.

*Secondary Schools*

There is already also a deficit in secondary school places at The Sandon School and the school is also forecasted to have a deficit by 2020/21. The proposed development would also place more pressure on the current school bus services, which are already very busy, and the applicant provides no information regarding mitigation of transport costs should children need to travel to other schools beyond Essex County Council's designated qualifying radius.

- ***GP Capacity and Local Health provision***

Local health services are already under great strain and the newly built Medical Centre in the village is already very busy. Residents know only too well how difficult it is to get through to the surgery, let alone get an appointment within a reasonable time.

The proposed development would put additional strain on all existing local health services. It would be reasonable to assume as many as 400 extra patients resulting from the proposed development, with the same proportion of people of various ages as per the current practice population.

The Medical Centre is already at full capacity having recently lost funding for the equivalent of one full-time GP and, although it would potentially have many more people applying to join its list, as a result of this development, the numbers involved are not sufficient for the Centre to obtain additional funding in the current environment.

The only other practice in the village has recently closed its Danbury surgery and closures in Maldon and Great Baddow have meant that the Medical Centre is already being asked to take on significant numbers of new patients, which it is struggling to do.

No Health Impact Assessment has been provided in the documentation and there has been no Air Quality Impact Assessment.

- ***Lack of employment***

There are clearly insufficient employment opportunities in Danbury for the hundreds of people who it is estimated will live in the new development. The majority would have to work outside Danbury with substantial increase in car use and traffic.

- ***The development fails to make a positive contribution to local character and distinctiveness - in fact it will achieve the reverse and on that account, be demonstrably harmful to the village.***

This development would be out of balance with the village layout and would have a significant negative impact on local character and distinctiveness. Richborough has identified play areas, woodland, a sculptural trail, open grassland an attenuation basin and a nature pond. The water features, are shown as being sited close to footpaths and planned play areas with potential risk to children and other pedestrians. There is no indication as to who will pay for the maintenance of all of this infrastructure.

**The development does not protect or enhance the natural environment as it will have an adverse impact on the countryside, which could never be reversed**

- ***Loss of Character and Appearance.***

The proposed development would cause visual harm to the character and appearance of the landscape.

- ***Wildlife***

The proposed site and adjacent areas, are within the impact risk zone of two Sites of Special Scientific Interest (SSSI) and three local wildlife sites, contain numerous protected species, including badgers, and several species of bats, all of which would be negatively impacted.

In addition there are recordings of birds currently on both the B0CC amber and red lists and there are also important habitats for reptiles within the proposed site.

Also within the proposed site itself, deer, hares and other protected species have been sighted and use these fields as movement corridors and are present in the surrounding areas

- ***Hedgerows***

There are hedgerows, within and surrounding the proposed site, containing ecologically important habitats and which are classified as protected under current regulations.

- ***Loss of agricultural land***

The proposed development would result in a significant loss of Grade 3a "best and most versatile" agriculture land.

- ***Minerals***

The site is identified as being in a 'minerals safeguarding area' and developments should not be allowed where they might constrain potential future use for these purposes.

- ***Loss of amenity***

Cherry Garden Lane is a single width country lane and is regularly used as an amenity by dog walkers, cycling groups and runners, to avoid the main A414.

- ***Public Rights of Way***

The proposal would destroy the existing Public Right of Way which is currently through open fields, by replacing it partly with an access road and encasing and probably fencing it within a housing estate.

- ***Local services - unable to accommodate such a large increase of residents***

The existing village shops and many other local facilities do not provide the necessary level of services and residents often have to travel by car to larger facilities in Chelmsford or Maldon. The residents of this

development and any further proposals, at a later date, would add significantly to the traffic generated as a result.

Additionally, any future development in this area would have to share the internet connection from the current BT exchange on the corner of the A414 and Hyde Lane. The majority of people on this exchange are already receiving a sub-standard connection, with the promises of a fast connection by BT being extremely exaggerated. Should more properties share this connection then there would be an inevitable further reduction in performance to all existing connections.

With the recent government initiative, "All employees can request flexible working from their employer", there is a very clear push to encourage employees to work from home to increase productivity/flexibility while decreasing commuting/business rates etc. A reduction in internet speed and a quality connection would mitigate against this and make it harder for employees/business to function from home.

- ***Loss of light and privacy***

There would be an adverse effect on the residential amenity of neighbours. Existing houses in Barley Mead, Hyde Green and Cherry Garden Lane will, by reason of (among other factors), noise, disturbance, loss of privacy, light and air pollution, be adversely affected by development on the proposed site.