SANDON TOPICS

Spring 2025 Newsletter from Sandon Parish Council

www.sandonparishcouncil.co.uk

https://facebook.com/groups/sandonparishcouncil

CHAIRMAN'S MESSAGE – Cllr Martin Cross

The village is facing unprecedented developments. Should all of these be allowed, the nature of our community and our rural tranquillity, will be shattered. This edition of The Topics is focused on informing you on what is being proposed. I urge you to read this edition and ask that you register your objections using the links below. The Parish Council needs all of your support to try and fight against this threat. Together we CAN make a difference.

UPDATE ON RESIDENTIAL AND COMMERCIAL DEVELOPMENT PLANS FOR THE LOCAL AREA

There are two items below which residents still have time to get involved and have their say on - feel free to contact the Parish Council should you require any assistance or further information.

As many of you will be aware, there are numerous residential and commercial plans for the local area at the moment. Not only are there different types of plans but they are at different stages of the planning process too. We thought it would be helpful to provide an overview for residents to capture these plans and what the status is for each and how you can get involved. After all, these plans will have a huge impact on the future of the local area!

Name	Reference	Status	Action
Chelmsford City Council's Pre-submission Regulation 19 Local Plan 2036-2041	16a Hammonds Farm consisting of 3,000+ houses & 500,000 sq. ft of commercial area 16b Pigeon Columba Park 500,000 sq. ft of commercial area	3rd and final round of public consultation runs until 4pm on 18th March	Residents can object using the easy to use form below or can use the Chelmsford City Council Consultation Portal https://notohammondsfarm.co.uk/regulation19/ Deadline 4pm on 18th March
Huge Pigeon Columba Park industrial site in Sandon (next to A414 and A12 junction 18)	24/01768/OUT Land north of Sandon Lodge, Woodhill Road in Sandon.	This is an outline planning application - deadline for comments is 4pm on 11th March (revised deadline)	Residents can object using the easy to use form below or can use the Chelmsford City Council Planning Portal https://notohammondsfarm.co.uk/pigeonopp/ Deadline 4pm on 11th March

Colossal warehouses at Howe Green	23/01930/OUT Logistics warehouse proposal at land north east of junction 17 of the A12	This is an outline planning application	None at present - deadline for comments has closed. Awaiting outcome from Chelmsford City Council
3a Manor Farm consisting of 360 new homes and a country park	22/01732/FUL Land at Manor Farm, Sandford Mill Lane, Great Baddow	This is a revised application relating to changes in layout, drainage and housing standards	None at present - deadline for comments has closed. Awaiting outcome from Chelmsford City Council
165 new homes, commercial area and day care nursery in Sandon	22/00916/OUT 3b, 3c and 3d strategic growth sites north and west of Brick Kiln Road, Sandon	Application withdrawn	None - FYI only

CHELMSFORD CITY COUNCIL'S PRE-SUBMISSION LOCAL PLAN 2036-2041

Below is an update from the No To Hammonds Farm Working Group. Their campaign continues and as stated in the table overleaf, residents have until 4pm on the 18th March to get involved and object to these plans should they wish to do so. Full details are at the end of the article about this third and final public consultation and please note that the process is different from the previous rounds of the process.



For many Chelmsford residents, Hammonds Farm has become a symbol of resistance against an unsustainable and poorly considered Emerging Local Plan. The proposals for large-scale development threaten to permanently change the region's character and the No To Hammonds Farm Working Group has emerged as a key voice in the fight to protect our countryside, infrastructure, and rural way of life.

Understanding the Emerging Local Plan

Chelmsford City Council's Emerging Local Plan has reached the Regulation 19 stage, the third and final public consultation before submission to the Planning Inspectorate. The plan seeks to address housing shortages by designating large greenfield areas for development, including Hammonds Farm, which could be transformed into a densely populated housing estate. Whilst housing needs must be met, this plan raises serious concerns about sustainability, infrastructure and environmental impact.

A Community-Led Opposition

The No To Hammonds Farm Working Group is a coalition of four Parish Councils, comprising of Sandon, Little Baddow, Danbury and Boreham along with residents, planning experts and activists. They have worked tirelessly to scrutinise the proposals, engage Chelmsford City Council representatives and rally public opposition.

Key concerns include:

1. **Infrastructure Deficit** – Thousands of new homes would place severe pressure on already overstretched roads, schools, healthcare services and public transport. The A12 is already highly congested and additional traffic would overwhelm junctions 18 and 19 and the A414. The nearby Pigeon industrial site, also at junction 18 of the A12/A414, which will be approximately 500,000 sq. ft with 88 HGV bays, will worsen congestion and pollution.
2. **Environmental Impact** – The plan claims a 20% biodiversity net gain will be achieved but the area is surrounded by Sites of Special Scientific Interest (SSSI) and parks. Destroying existing habitats and replacing them elsewhere does not compensate for this loss. Flood risk assessments also rely on outdated data, failing to reflect the increased frequency and severity of flooding events due to climate change.
3. **Lack of Genuine Consultation** – Residents feel their objections raised in last year's second round public consultation have been ignored, with concerns about transparency and the adequacy of public consultation processes. Strong opposition voiced in public meetings has not been reflected in planning decisions. Over 10,000 objections were submitted in the last consultation, yet concerns remain unaddressed.
4. **Better Alternatives Exist** – North East Chelmsford and Beaulieu Park offer superior options, with the North-East Bypass Road under construction to support infrastructure. Unlike Hammonds Farm, these areas do not face the same issues regarding views, roads and sustainability.

Submit your objection now - deadline 4pm on 18th March!

Take action now, it is the final opportunity to have your say! The Emerging Local Plan will shape Chelmsford's future for generations to come and it must reflect community interests rather than developer's priorities. If you disagree with the proposed development at Hammonds Farm and The Pigeon Industrial site, you must submit your objection before the consultation closes. Every objection counts and your voice can make a difference.

We have made it simple, quick and easy for you to complete your objection. Simply visit the website below, fill in your details and submit the form. You will receive email confirmation of your submission for your records and it will also be submitted to the Chelmsford City Council Spatial Planning Services on your behalf:

https://notohammondsfarm.co.uk/regulation19/

Spread the word to your friends and family too! Multiple objections can be made from the same address and each objection counts.

For your records and information, below is an overview of how this third and final round of public consultation operates:

The third and final consultation follows a different format than previous ones. The Planning Inspector undertaking the Independent Examination will assess whether the Local Plan has been prepared in line with the relevant legal requirements (including the duty to co-operate) and whether it is 'sound'.

This covers three areas:

Question 1: Do you consider the Local Plan legally compliant in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012?

Question 2: Does the Local Plan comply with the Duty to Co-operate?

Question 3: Do you consider the Local Plan to be 'sound'? To be found 'Sound 'a Local Plan should be positively prepared, justified, effective and consistent with National Policy.

For your information, if you did not want to submit your objection using the easy to use form above (the regulation 19 link), you are also able to submit your objection via these other methods:

Chelmsford City Council's Consultation Portal: https://consult.chelmsford.gov.uk/kse/

The guidance notes provided by Chelmsford City Council regarding how to use the Consultation Portal can be accessed by inserting the below link in to a web browser which will bring up the pdf:

https://www.chelmsford.gov.uk/media/wctlgp1t/portal-guidance-note-2025.pdf

Write a letter and send it to: Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE

Via email to planning.policy@chelmsford.gov.uk

Download the paper response form which is accessed via the following link:
https://www.chelmsford.gov.uk/media/2asihh5k/pre-submission-regulation-19.pdf

Should you require any assistance, do not hesitate to contact a member of Sandon Parish Council or the No To Hammonds Farm Working Group. Their website is www.notohammondsfarm.co.uk

Here are some photos that were taken from the public meetings which were held in the four local parishes who form the coalition of local Parish Councils fighting these plans. Many thanks to the residents who attended these meetings and have helped to spread the word about the plans and consultation process.

Together we stand united in protecting our villages!





ACT NOW! FINAL CHANCE TO OBJECT

DEADLINE: 18TH MARCH

FIGHT MASSIVE OVERDEVELOPMENT!

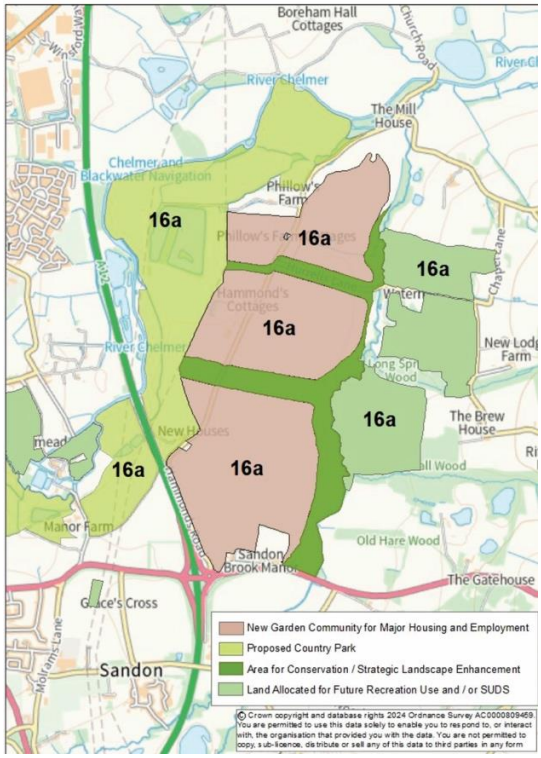
3,000+ HOUSES & 1,000,000 sq. ft. OF COMMERCIAL SPACE THREATEN OUR COUNTRYSIDE!

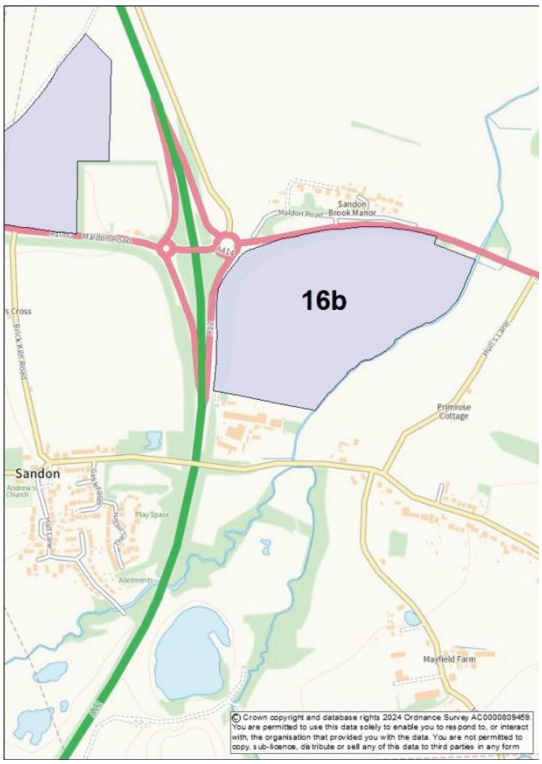
CHELMSFORD'S LOCAL PLAN - REGULATION 19

Object now - link below

https://notohammondsfarm.co.uk/regulation19/

SITE NOTICES SHOWING 16a AND 16b







The above site notices and 'key diagram' have been supplied by and are copyright of Chelmsford City Council as part of the Pre-submission Regulation 19 Local Plan.

PIGEON OUTLINE PLANNING PERMISSION FOR AN INDUSTRIAL SITE IN SANDON

Just before Christmas last year, an outline planning permission application was submitted by Pigeon Investment Management for an industrial site in Sandon, next to the A414 and A12 junction 18. This was a big surprise as this application was separate to and in advance of the pre-submission Local Plan for Chelmsford for 2036-2041. The Parish Council arranged for a public meeting to be held in Sandon Village Hall on 12th February in order to inform residents of this planning application and to provide further information about the plans and how residents could become involved and raise their concerns. A campaign was quickly established with huge banners erected in the local area to capture the public's attention and leaflets hand delivered to all local residents to inform them of the planning application, the public meeting and the easy to use objection form which was set up. As you can imagine, residents are very concerned about these plans!

The link to the objection form is below, it is quick and easy to use:

https://notohammondsfarm.co.uk/pigeonopp/

Originally the deadline for objections was 21st February but this has now been extended to 4pm on the 11th March.

Understandably, the concern from residents in the local area and surrounding villages that Pigeon Investment Management decided to apply for this outline planning permission (known as OPP), to build an industrial area of circa 500,000 sq. ft rather than wait for the Planning Inspectorate to make their decision on 16b as part of Regulation 19 of the Local Plan meant that action needed to be quickly taken ahead of the (initial) deadline of 21st February for objections to Chelmsford City Council for the OPP. A huge thank you to everyone who has been involved in the campaign and we will await the decision from Chelmsford City Council's Spatial Planning Team on this! We will be sure to keep you informed.



HIGHWATER FARM

Recently, the whole village could hear music and song emanating from Highwater Farm. This is, we are afraid, the sound of things to come. This is in addition to many illegal constructions including building two chalets behind Highfields barn and the pitching of nine caravans / mobile homes, sited without planning consent and street lighting, all of which have nothing to do with agriculture.

There are two planning applications numbers 25/00168/OUT AND 25/00065 which we urge you to raise your objections to. This can be done via the Chelmsford City Council Planning Portal.

One is to convert the last farm building in to two dwellings, and the other is to erect ten chalets and two classrooms in a wood at the end of Great Gibcracks Chase, where one of our much used footpath runs. It is important that objections are raised as otherwise the area may well become a holiday park of caravans stretching from Great Gibcracks Chase, all along the Hanningfield Road past Claydons, and into the very heart of our village at Highfields Mead. Roadways are already evident, and you can see mountains of aggregate in front of Highwater Farm. We urge you to raise your objections and make your voices heard, in order to preserve the rural and tranquil environment before it is too late.

SANDON SPORTS COMMUNITY CENTRE

As previously reported, we are now a registered charity. The Parish Council has generously extended us a loan to cover our current expenses. We have forwarded these funds to Tricolor Associates as seed money to begin the fundraising process. We are currently having a website built which should be online in the next two months. We thank you all for your support so far and look forward to working with you all in the future.

PARISH COUNCILLOR CONTACT DETAILS

TED MUNT – CLERK **Sandon Parish Council, Recreation Ground, Rectory Chase, Sandon, Chelmsford, CM2 7SQ.** **Tel: 01245 477111 parishclerk@sandon-essex-parishcouncil.gov.uk** **Hours 09:30 – 12:30 Mon a.m. and Wed a.m.**	
Parish Councillors	**Areas of responsibility/representation**
MARTIN CROSS **Magrathea,East Hanningfield Road,Howe Green CM2 7TQ** **Tel: 01245 478910 cllrmkcross@sandon-essex-parishcouncil.gov.uk**	**CHAIRMAN** **Planning** **Finance** **Speed Watch**
CHARLOTTE LYONS **cllrclyons@sandon-essex-parishcouncil.gov.uk**	**VICE CHAIR** **Website and social media**
CEDRIC CALMEYER **25 Hall Lane, Sandon, CM2 7RJ Tel: 01245478900** **cllrccalmeyer@sandon-essex-parishcouncil.gov.uk**	**Maintenance and Allotments** **Community Centre**
ALAN KALBFELL **4, The Tythings, Howe Green CM2 7TU Tel:07802 762620** **cllrakalbfell@sandon-essex parishcouncil.gov.uk**	**Village Hall Committee Rep** **Personnel** **Community Centre**
DARREN CHAPLIN **cllrdchaplin@sandon-essex-parishcouncil.gov.uk**	**Sandon Sports Club Rep** **Conservation and sustainability** **Community Centre**
GARY NICHOLLS Tel: 07712 535313 **cllrgnicholls@sandon-essex-parishcouncil.gov.uk**	**Community Centre**
JAMES COLBECK **51 Hall Lane, Sandon, CM2 7RJ Tel: 07949849674** **cllrjcolbeck@sandon-essex-parishcouncil.gov.uk**	**Parochial Church Council (PCC) Rep** **Community Centre**