

Planning and Compulsory Purchase Act 2004, as amended;

**Planning Act 2008- Application by Longfield Solar Energy Farm Limited for a
Development Consent Order for the Longfield Solar Farm**

**Statement by Mark Jackson Planning on behalf of Roberta Mary Rance an
Affected Person (AP) Unique Reference 20031504, Group A, in respect of Plot
references 2/5, 2/6 and 2/6/1**

Background

1. We are instructed by Mrs Roberta Mary Rance, the owner of Chantry Farm, Chantry Lane, Boreham, Chelmsford, Essex CM3 3AN to provide a Written Representation in relation to the proposed compulsory purchase of her land parcels. Mrs Rance will not be seeking to be heard at a Compulsory Acquisition Hearing. Mrs Rance has submitted a Relevant Representation (APP-083) against the Development Application to the Examination. We are instructed to make representations on the proposed Development Consent Order for Plot references 2/5, 2/6 and 2/6/1 in the Land Plans (APP/006). We enclose copy OS plan showing the land in the ownership of Mrs Rance.

2. Chantry Lane is a public highway with a dead end. There is one other dwelling in the lane besides the farmhouse, also access to farmland in other ownership and access to the main railway line for rail maintenance workers. All users must enter and leave the lane via Waltham Road.

3. Currently, Chantry Farm comprises the farmhouse, former farm buildings and commercial buildings falling within the use classes B1 and/or B2 and B8, of the

former Use Classes Order. Reference planning permission 99/00878/FUL. There are currently eight tenants.

4. Further, prior to the submission of the Application by Longfield Solar Energy Ltd, Mrs Rance submitted representations to Chelmsford City Council (CCC), under the Call for Sites exercise, proposing that part of her land be used for the development of a retirement hamlet for people aged over 55, amounting to 49 houses and apartments in a landscaped, parkland setting. The reference numbers used by the Local Planning Authority at that time were CFS81 and SLAA reference 75. The CCC reference is now 17SLAA32. Please find enclosed a copy of the final SHELAA Mapping Plan 2021 CCC showing the site.

5. In discussions with CCC in June 2017 in respect of the existing commercial use and the residential hamlet, we were instructed to propose and officers agreed, that as the site was too small for a strategic allocation in the CCC future Local Plan, that Mrs Rance should promote the site through the Boreham Neighbourhood Plan (NP). This has been a little slow to progress due to the Covid pandemic, but since 2020, monthly meetings of the steering group have taken place, an exhibition has been held this year and a questionnaire has been sent out and results collated. The parish is currently in the process of seeking professional assistance for the drafting of the NP. Mrs Rance has kept the parish apprised of her proposals and will continue to consult with the Parish Council as advised. We enclose copy of the Design and Access Statement submitted to the City Council in 2017. The submissions also included a Landscape Analysis Report, Needs Assessment, Foul Water Disposal, Highway Report and Flood Risk Assessment.

Comments on the Proposals for Compulsory Purchase

6. The Inspector will note that the land controlled by Mrs Rance includes plot numbers 2/5, 2/6 and 2/6/1. In respect of plot numbers 2/5 and 2/6 an Order is sought for new permanent rights to be acquired by the Applicant. For plot number 2/6/1 an Order allowing temporary use of the land. The plots include a portion of the existing access and north visibility splay at the junction of Chantry Lane and Waltham Road, as well as the arable field at the corner of these roads.

7. The Longfield proposal seeks to install part of the substation cable route within plots 2/6 and 2/5. Mrs Rance has received a Heads of Terms, Deed of Easement dated December 2021 and drawing GH-125724005-LOP-2/6 Revision P01 which shows plot 2/6 highlighted blue. A separate plan with the same reference appears to show the route of the proposed cable. An indicative section plan, without a drawing reference, has also been provided.

8. On the basis that this information is all correct, we are instructed to raise the following points. Mrs Rance would like to be assured, that as a result of any operational development to provide the substation cable, and the creation of any easement, that the works and easement will not prejudice her ability and rights to improve the existing access and access visibility splays, nor to alter, widen or insert potential passing bays along Chantry Lane itself. This could be sought by Mrs Rance to improve the existing lawful commercial use of the former farm buildings of Chantry Farm, or the future implementation of the proposed Chantry Hamlet development.

9. At the current time, the Applicant's Deed of Easement dated December 2021, and the two drawings GH-125724005-LOP-2/6 Revision P01 and the indicative

section drawing, provide limited information to provide certainty that improvements to the access and Chantry Lane can be implemented either to improve the access for the existing commercial units or the potential, future Chantry Hamlet. Mrs Rance seeks certainty that her rights and those of future occupiers to carry out works are protected.

10. We also wish to advise the Inspector that an alternative initial proposal for the routing of the cable did not include the land under the control of Mrs Rance. This was shown in the Statutory Consultation Booklet, page 12, entitled 'Our Proposals'. This route is shown at the point where it emerges from the Rayleigh land and crossing Waltham Road almost opposite. We would respectfully ask whether the Examination can clarify why this route was not chosen in the submitted scheme. We are not aware of any reasoned justification as to why this route was not pursued.

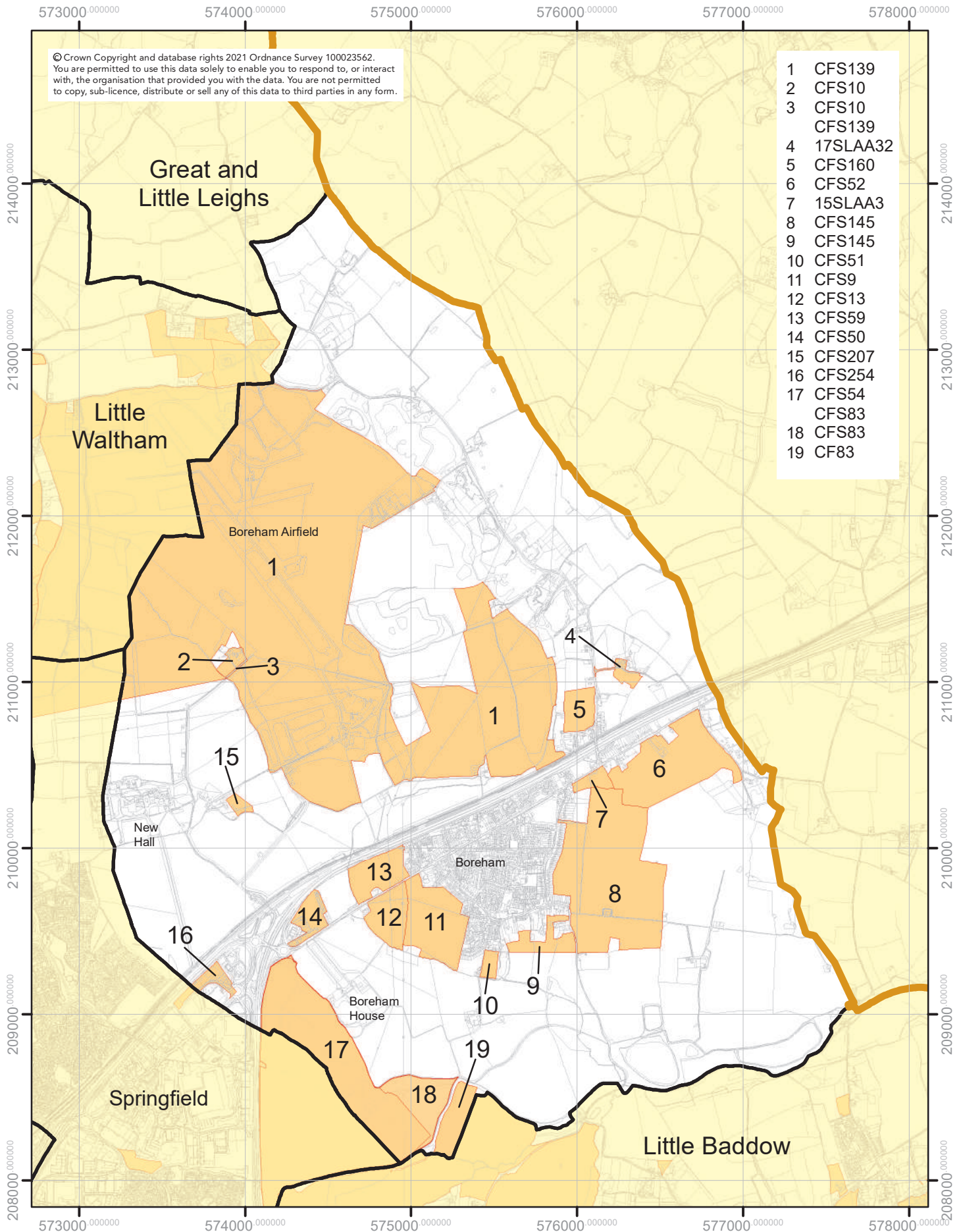
Mark Jackson BSc [Hons] MRTPI
17th August 2022 Revised 11th November 2022

Enc
OS Ownership Plan
CCC Final SHELAA Mapping Plan 2021
Chantry Hamlet Design and Access Statement

FINAL SHELA A MAPPING 2021

SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD

BOREHAM



0 250 500 1,000
Metres
MAY 2021

Directorate for Sustainable Communities
Civic Centre, Duke Street, Chelmsford, CM1 1JE
Tel.01245 606606
Web www.chelmsford.gov.uk





Proposed Chantry Retirement Hamlet

Allocation and Pre-Application Submission

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1.1 Chantry Farm Planning Statement

This project aims to provide housing specifically designed for retirement living for the over 55s. There are 49 dwellings in total formed of a mix of 2, 3 and 4 bedroom houses and apartments in a landscaped 'parkland' setting with some shared space and facilities and managed support services. It aims to provide a retirement hamlet that sits comfortably into a much wider rural landscape, offering a quality of place and amenity for people wishing to downsize and remain in their new homes for as long as possible.

2.1 Location Plan

see drawing 4097-PL-01 A



extent of site shaded green within the red line of ownership overall area in the region of **37.16 Acres** or **15 Hectares**

Chantry Lane is outside but close to the village of Boreham, a village in mid-Essex just north-east of Chelmsford. The lane lies off Waltham Road, separated from the village by the railway and A12 trunk road, yet close enough to be considered 'of Boreham', with its useful amenities. Bus, rail and road services are readily accessible, linking to nearby Chelmsford city, south-west to London and north-east to Colchester, Ipswich and Norwich. The nearest bus-stop is a ten-minute walk, the nearest mainline station (in Hatfield Peverel) a five-minute drive.

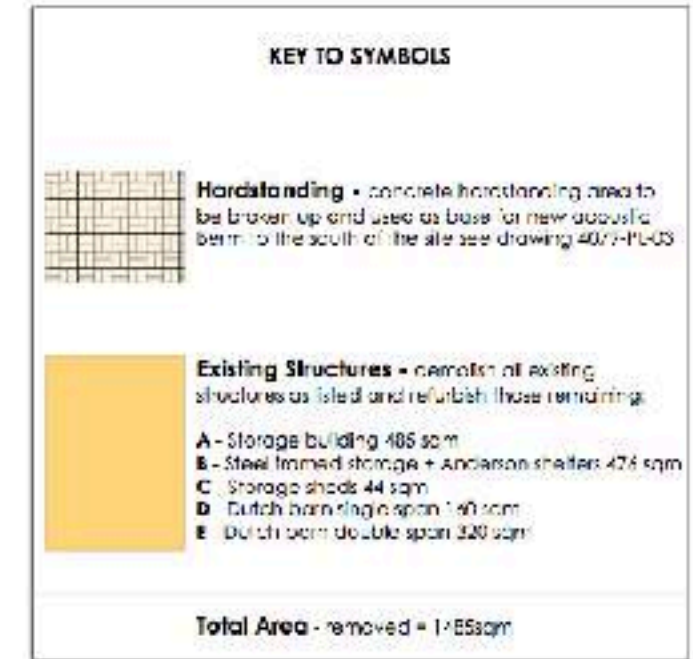
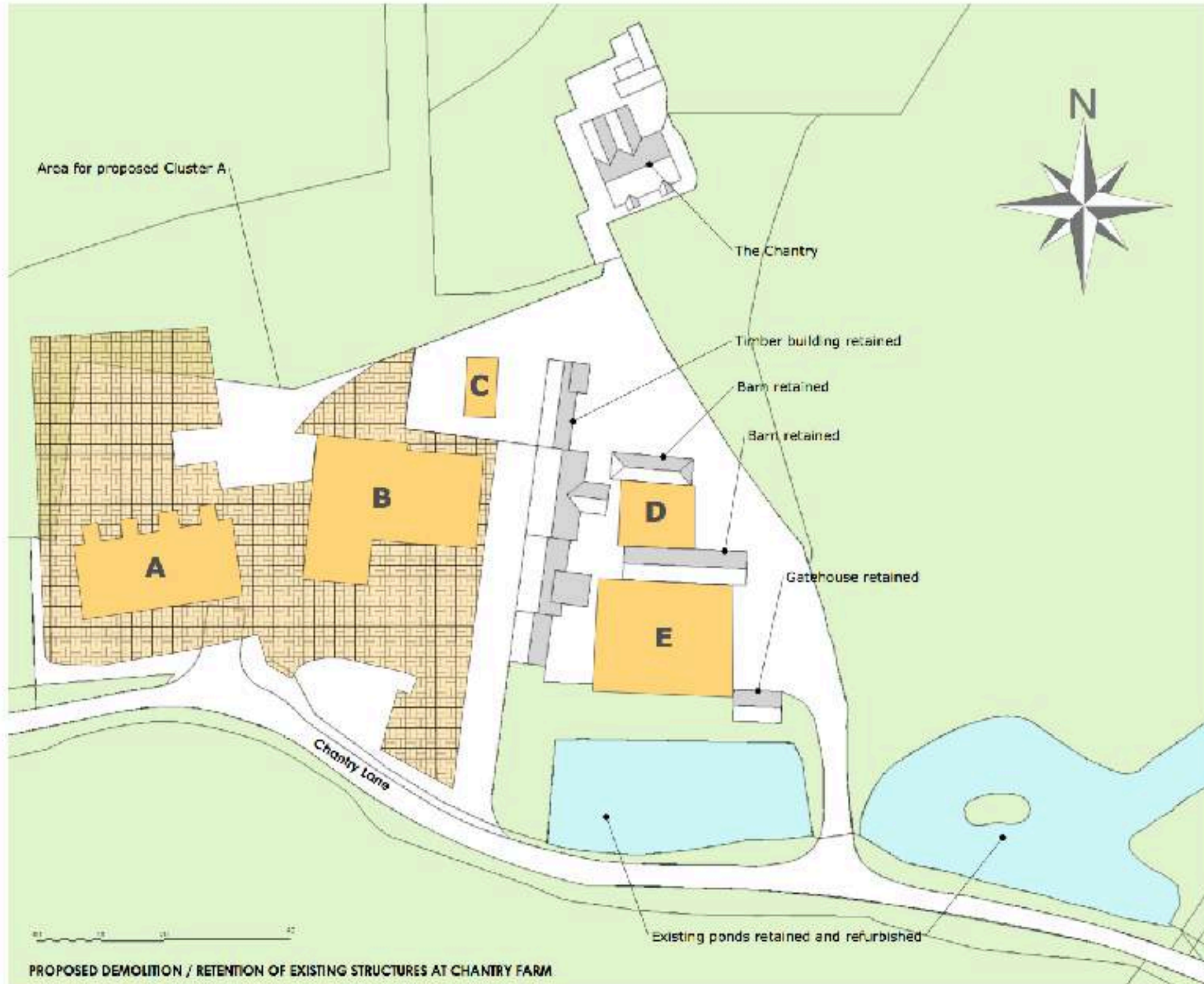
It is only a 15-minute drive to Chelmsford, and its hospitals are easily accessed on the north and north-east perimeters by an efficient road-link system. Stansted Airport is a 25-minute drive away, or it can be reached by bus from Chelmsford. London is 30 minutes by rail from Chelmsford, or 40 minutes from Hatfield Peverel. The A12 is accessed in 5 minutes at the opposite end of Boreham.

The coastal, rural and urban attractions of Essex can be easily explored from this location.

Almost all the land that lies either side of Chantry Lane is in the ownership of the applicant. For the last 16 years the income derived from it has come from the B1 and B8 uses of the redundant farm buildings. The grassland area makes up some 32 acres. As a farm, it is not viable.

2.2 Existing Schedule

see drawing 4097-PL-04A



NOTE:

1. CHANTRY FARM SITE overall 37.16 Acres
2. RETIREMENT HAMLET usage 3.52 Acres
3. LAND REMAINING undeveloped 33.64 Acres



2.3 Site Location
of photographs

Chantry Retirement Hamlet



P1 - From Waltham Road



P2 - Towards Waltham Road from Chantry Lane



P3 - Coldstore, shelters and industrial units to be demolished



P4 - Barn to LH to be retained, Dutch barn to be removed



P5 - Gatehouse retained. Dutch barn to be removed



P6 - View across pond to Farm along Chantry Lane

2.4 Photographs



P7 - View across pond adjacent to retained Lodge



P8 - View across farmland from Chantry Lane










P9 - View towards The Chantry



P10 - View of retained timber buildings

2.4 Photographs



-  Views into the existing refurbished ponds at the centre of the site.
-  Protected views to neighbouring buildings and existing vantage points by the introduction of landscaping.
-  Existing noise issues created at the boundary to the existing mainline railway and A12 dual carriageway.
-  Berm created along the noisy boundary using all spoil from the demolition of the existing structures and concrete hardstanding - all to be over laid with top soil dug from the land to create a new pond and finished with soft landscaping.
-  Proposed new retirement hamlet location to be inward facing around new landscaped areas containing paths, planted borders and hedges creating private and semi-private areas within the new settlement.
- A** Designation for each cluster of dwellings. Each cluster centres around either a courtyard or garden area with soft and hard landscaping to create a "Sense of Place."
-  Protected views into and out from the Chantry by retention of and creation of new landscaped areas.
-  New soft landscaping to create visual and noise barrier to proposed new settlement, utilising mature, semi-mature, shrubs and hedging

3.1 Site Analysis

see drawing 4097-PL-02 A

Chantry Retirement Hamlet

3.2 Scheme Philosophy

The scheme makes use of previously developed land on the north side of Chantry Lane. The proposal allows for the retention of the attractive traditional weatherboarded barn buildings and the small business employment uses within. The remaining buildings, from the outdated coldstore across to the concrete shelters, as well as the derelict Dutch barns on the east side of the yard area, will be demolished and development will take place on part of the same site area.

The first phase cluster incorporates a mix of 2 and 3-bedroom apartments and houses around a courtyard utilising the existing access from Chantry Lane. It will also include management offices and a lounge for residents' use. Parking and garages are provided at one for one. Additional landscaping, tree planting and revival of the two attractive existing ponds are also proposed.

On the south side of Chantry Lane, two further clusters of 2, 3 and 4-bedroom houses and apartments are proposed around landscaped courtyards and a 'green'. Garages and parking are provided for residents and visitors. The two clusters create the form of a small hamlet focused around the timber farm buildings and making a virtue of the two ponds.

The clusters sit close to the lane and ponds, a long way from neighbouring buildings and within a much larger area of open fields that will be landscaped with new tree planting, to create a parkland setting with footpaths. There are also attractive walks over public footpaths, easily accessed from Chantry Lane, across the Seabrook farmland and Lord Rayleigh's estate.

To avoid landfill, it is proposed to use the inert demolition materials to form a 'berm' near to the A12, to be dressed with topsoil from building foundations, and additional tree and shrub planting to reduce road traffic noise. The predominantly level landscape will present some long views through tree and copse, benefiting all houses in the vicinity.



Design and Access Statement



Allocation and Pre-Application Document

Proposed Housing Provision

Cluster A

- 7 No - 3 Bed Houses
- 3 No - 2 Bed Apartments
- 1 No - 1 Bed Resident Warden Apartment
- Residential Amenity Building
- 4 garages
- Parking for 7 vehicles
- Visitor parking within courtyard

Cluster B

- 10 No - 3 Bed Houses
- 2 No - 4 Bed Houses
- 6 No - 2 Bed Apartments
- 2 garages
- Parking for 11 vehicles
- Visitor parking within area

Cluster C

- 11 No - 3 Bed Houses
- 2 No - 4 Bed Houses
- 8 No - 2 Bed Apartments
- 6 garages
- Parking for 7 vehicles
- Visitor parking within area

TOTALS

- 28 No - 3 Bed Houses
- 4 No - 4 Bed Houses
- 17 No - 2 Bed Apartments

49 Residential units
1 Warden apartment

Land use key

- Area retained by Chantry Farm
area = 20.04 acres, or 8.11 hectares
- Area demised to Chantry Hamlet
area = 17.12 acres, or 6.93 hectares



3.4 Design Philosophy

The proposal seeks to provide high quality bespoke houses and apartments for retirement living. We have thoroughly researched the retirement dwellings market, and in accordance with Government findings and cross party reports¹ are unimpressed by the lack of specific design facilities provided for people over 55 wishing to downsize.

The proposed house types all provide for generous master bedroom suites on the ground floor to facilitate long-term residency. They have comfortable open plan living areas and generous storage provision. Additional bedrooms allow for study/hobby rooms, family visitors or resident carers. Some houses have utility/boot rooms especially appropriate for walkers or dog owners. The houses have small, easily maintained garden terraces, and the apartments have usable balcony terraces. A selection of the dwelling types is included with this pre-application submission.

The cluster arrangement aims to create defensible and small community landscaped spaces. The house types are all 1½ or 2 storey with pitched roofs and dormer windows. The apartments are low-built two storey, with some above mews-style garages. Importantly, all the buildings will achieve a reduction in height from the existing buildings to be demolished, thus benefiting the local visual amenity.

The buildings are of traditional style and form with pitched clay tile and slate roofs and walls of timber weatherboarding and render in characteristic local colours. They will have high environmental performance to meet current BREEAM standards with low energy consumption. The various house and apartment types will exceed lifetime home requirements.

The layout aims to create a compact hamlet, building on the site of the existing outdated coldstore, packing shed and concrete shelters and two smaller sheds not in use. The proposal dwellings occupy only a small percentage of the overall land ownership of c.37 acres. The majority of the predominantly flat landscape will be planted with indigenous trees and shrubs with new permeable footpaths to create a parkland structure and setting befitting Boreham and the local area. The existing drainage ditches are part of the landscape structure and will be regraded and renovated as necessary.



Proposed Housing Provision	
Plots - Cluster A	
<p>01 - 3 bedroom house - Area = 1400sqft 02 - 2 bedroom 1st flat - Area = 844 sqft 03 - 3 bedroom house - Area = 1268sqft 04 - 3 bedroom house - Area = 1200sqft 05 - 3 bedroom house - Area = 1200sqft 06 - 3 bedroom house - Area = 1200sqft 07 - 3 bedroom house - Area = 1200sqft 08 - 3 bedroom house - Area = 1268sqft 09 - 2 bedroom 1st flat - Area = 658 sqft 10 - 2 bedroom 1st flat - Area = 978 sqft 11 - 1 bed Warden flat - Area = 528 sqft 12 - Amenity/social club</p>	
TOTAL 11 residential units	
Parking - Cluster A	
<p>G1 - 3 bay garage G2 - 1 bay garage</p>	
<p>Open Parking for 7 vehicles Visitor parking within courtyard</p>	

Proposed Housing Provision	
Plots - Cluster B	
<p>01 - 3 bedroom house - Area = 1268sqft 02 - 3 bedroom house - Area = 1200sqft 03 - 3 bedroom house - Area = 1200sqft 04 - 3 bedroom house - Area = 1268sqft 05 - 3 bedroom house - Area = 1200sqft 06 - 2 bedroom Grd flat - Area = 844 sqft 07 - 2 bedroom 1st flat - Area = 800 sqft 08 - 2 bedroom Grd flat - Area = 844 sqft 09 - 2 bedroom 1st flat - Area = 800 sqft 10 - 3 bedroom house - Area = 1200sqft 11 - 3 bedroom house - Area = 1268sqft 12 - 3 bedroom house - Area = 1268sqft 13 - 3 bedroom house - Area = 1200sqft 14 - 4 bedroom house - Area = 1600sqft 15 - 4 bedroom house - Area = 1600sqft 16 - 3 bedroom house - Area = 1268sqft 17 - 2 bedroom house - Area = 1044sqft 18 - 2 bedroom house - Area = 1044sqft</p>	
TOTAL 18 residential units	
Parking - Cluster B	
<p>G4 - 5 bay garage G5 - 4 bay garage</p>	
<p>Open Parking for 11 vehicles Visitor parking within courtyard</p>	

Proposed Housing Provision	
Plots - Cluster C	
<p>01 - 2 bedroom Grd flat - Area = 844 sqft 02 - 2 bedroom 1st flat - Area = 800 sqft 03 - 2 bedroom Grd flat - Area = 844 sqft 04 - 2 bedroom 1st flat - Area = 800 sqft 05 - 3 bedroom house - Area = 1200sqft 06 - 3 bedroom house - Area = 1268sqft 07 - 3 bedroom house - Area = 1268sqft 08 - 3 bedroom house - Area = 1200sqft 09 - 3 bedroom house - Area = 1268sqft 10 - 2 bedroom Grd flat - Area = 844 sqft 11 - 2 bedroom 1st flat - Area = 800 sqft 12 - 2 bedroom Grd flat - Area = 844 sqft 13 - 2 bedroom 1st flat - Area = 800 sqft 14 - 3 bedroom house - Area = 1268sqft 15 - 3 bedroom house - Area = 1200sqft 16 - 3 bedroom house - Area = 1200sqft 17 - 3 bedroom house - Area = 1200sqft 18 - 3 bedroom house - Area = 1200sqft 19 - 4 bedroom house - Area = 1600sqft 20 - 4 bedroom house - Area = 1600sqft 21 - 3 bedroom house - Area = 1268sqft</p>	
TOTAL 21 residential units	
Parking - Cluster C	
<p>G5 - 6 bay garage G6 - 4 bay garage G5 - 6 bay garage</p>	
<p>Open Parking for 7 vehicles Visitor parking within courtyard</p>	

Proposed Housing Provision	
Cluster A	
<p>7 No - 3 Bed Houses 3 No - 2 Bed Apartments 1 No - 1 Bed Resident Warden Apartment Residential Amenity Building 4 garages Parking for 7 vehicles Visitor parking within courtyard</p>	
Cluster B	
<p>10 No - 3 Bed Houses 2 No - 4 Bed Houses 6 No - 2 Bed Apartments 9 garages Parking for 11 vehicles Visitor parking within area</p>	
Cluster C	
<p>11 No - 3 Bed Houses 2 No - 4 Bed Houses 8 No - 2 Bed Apartments 16 garages Parking for 7 vehicles Visitor parking within area</p>	
TOTALS	
<p>28 No - 3 Bed Houses 4 No - 4 Bed Houses 17 No - 2 Bed Apartments</p>	
<p>49 Residential units 1 Warden apartment</p>	

3.5 Schedule

Chantry Retirement Hamlet



3.6 Cluster A

Proposed Layout
see - Drawing 4079-PL-05C



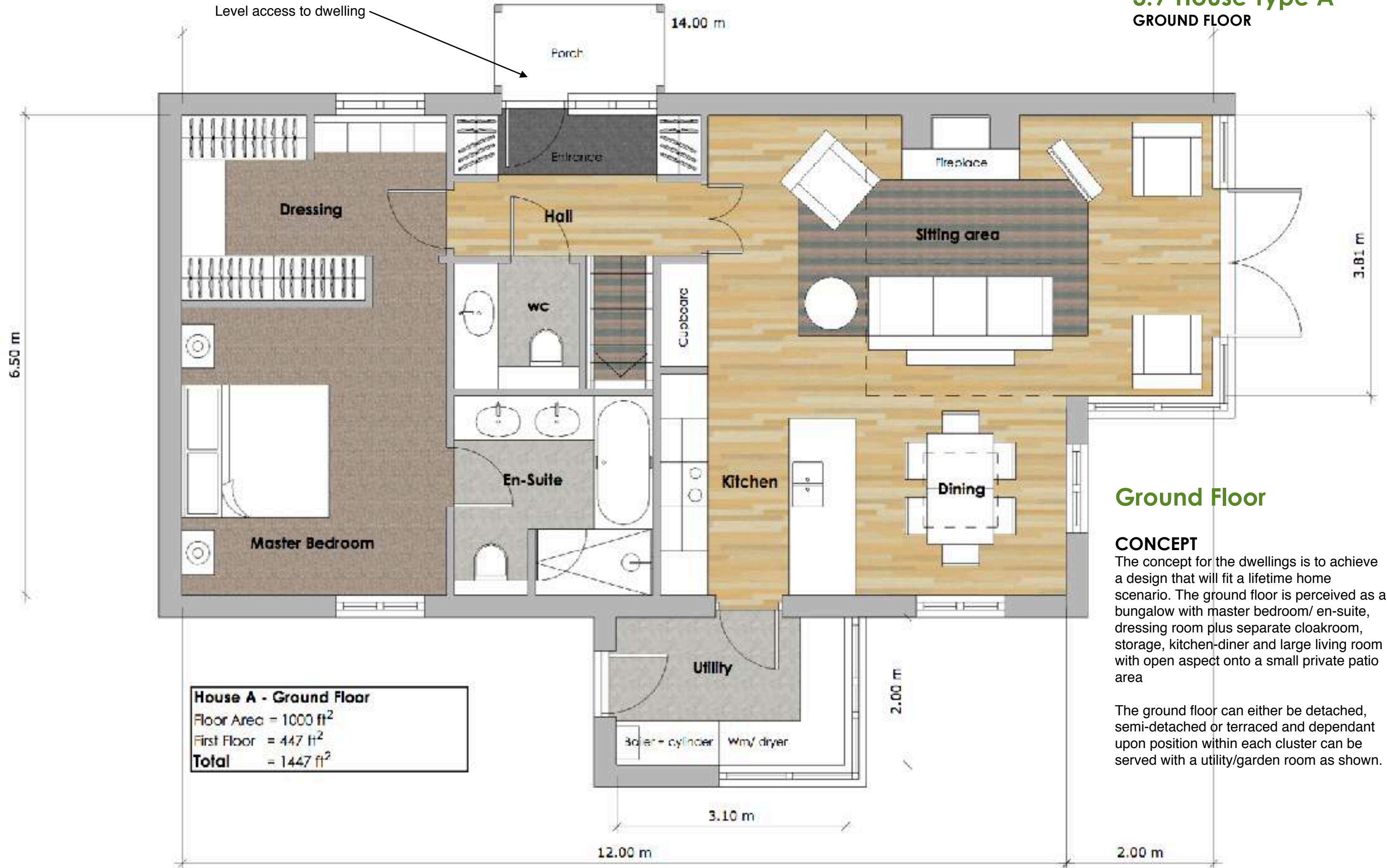
3.7 Cluster B

Proposed Layout
see - Drawing 4079-PL-06B



3.8 Cluster C
Proposed Layout
see - Drawing 4079-PL-07B

3.9 House Type A
GROUND FLOOR



House A - Ground Floor	
Floor Area	= 1000 ft ²
First Floor	= 447 ft ²
Total	= 1447 ft²

Ground Floor

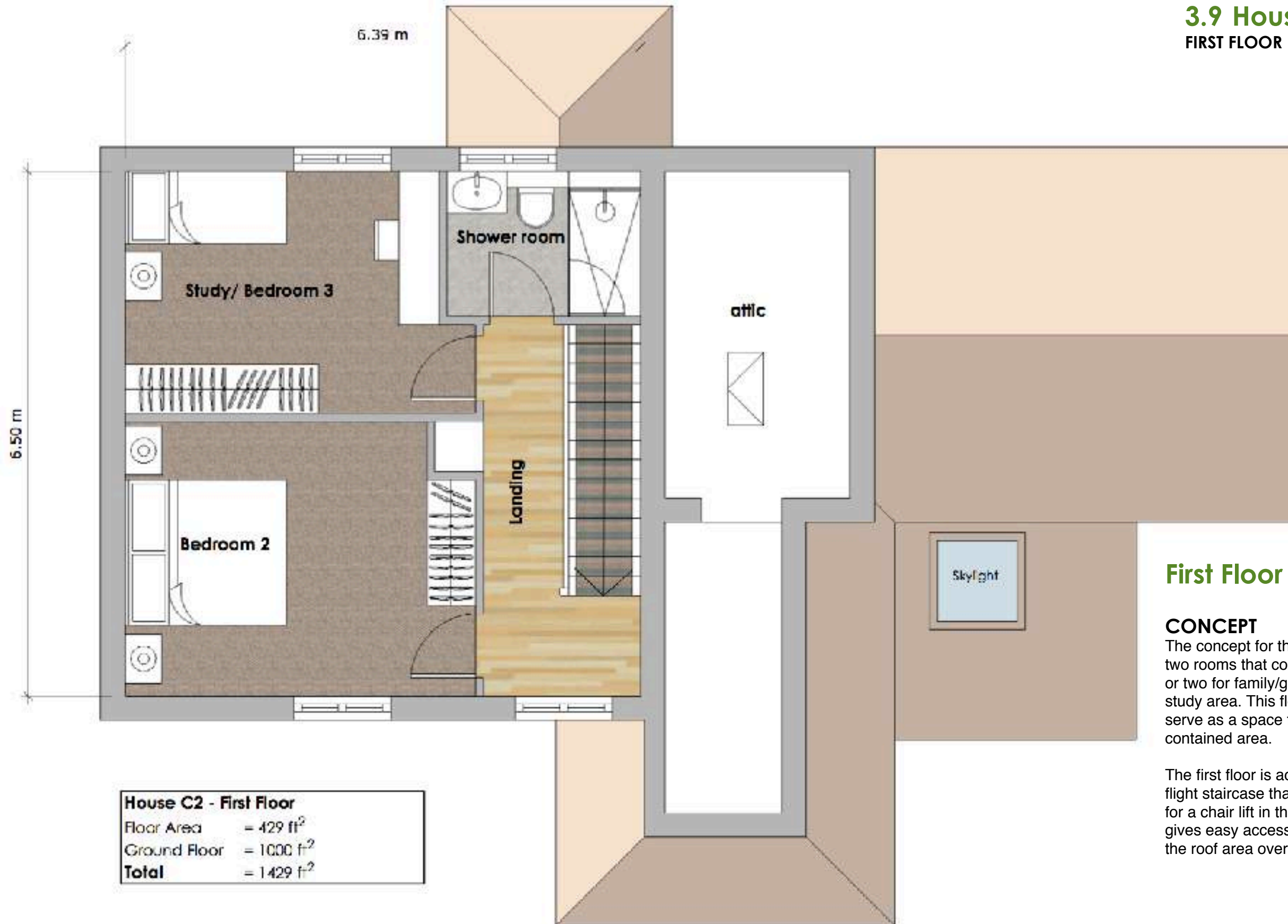
CONCEPT

The concept for the dwellings is to achieve a design that will fit a lifetime home scenario. The ground floor is perceived as a bungalow with master bedroom/ en-suite, dressing room plus separate cloakroom, storage, kitchen-diner and large living room with open aspect onto a small private patio area

The ground floor can either be detached, semi-detached or terraced and dependant upon position within each cluster can be served with a utility/garden room as shown.

3.9 House Type A

FIRST FLOOR



House C2 - First Floor	
Floor Area	= 429 ft ²
Ground Floor	= 1000 ft ²
Total	= 1429 ft²

First Floor

CONCEPT

The concept for the upper floor is to allow two rooms that could serve as a guest room or two for family/grandchildren or for hobby/study area. This floor when needed could serve as a space for a carer within a self contained area.

The first floor is accessed by a straight flight staircase that can be easily adapted for a chair lift in the future. The landing area gives easy access to ample storage within the roof area over the rear living spaces.



4.1 Sustainability

The scheme provides a broad mixture of 2, 3 and 4 bedroom accommodation within houses and flats all designed around courtyards. The premise of the proposed house types is to provide generous master bedroom suites on the ground floor to facilitate long-term residency. Of the proposed dwellings the development provides 29/three bedroom houses, 4/four bedroom houses and 16/two bedroom apartments, eight of which are accessed directly at ground floor level.

Following the Pre-Application process a detailed design of the new buildings which will provide environmentally conscious dwellings with modern levels of insulation and energy saving measures will be formulated.

It is proposed to carry out studies using a specialist to look at various types of heating from shared district heating by use of possibly ground or air source heat pumps, to individual installations. These studies will look at the most cost effective and green methods of generating and distributing the system.



Entrance to Waltham Road vision splay incorporated with new landscaping

5.1 Highways

The land at the junction of Waltham Road and both sides of Chantry Lane is in the ownership of the applicant. It is proposed that sight lines into and out of Chantry Lane will be improved in accordance with the recommendations and requirements of Essex Highways.

Chantry Lane is single track and it is further proposed that one or more (as required) passing places will be provided. A traffic consultant will be appointed for the planning application to provide robust figures on predictable traffic movements and agree any appropriate measures of highway safety with the authority. It is most likely that people of retirement age will avoid travelling in peak periods. One clear benefit of reaching retirement!

Chantry Lane has only two existing dwellings: the farmhouse (owner occupied by the applicant), set back on the north side, and Mathcot, a bungalow on the south side near to the dead end of the lane and some distance from the proposed area of development. There is no through traffic and therefore the lane is used chiefly by its residents, the current tenants of the old farm buildings, trade callers, periodic railway workers who can access the mainline at the dead end, and, rarely, farmworkers who can access the land behind Chantry Farm retained by Seabrooks.

Drawing 4097-PL-03F indicates two possible access points for pedestrian pathway to Waltham Road.