



Coming soon to the
A414/A12 Junction 18

Dear Supporters

Colossal Industrial Warehouses in Sandon, Chelmsford - Objections needed for Outline Planning Application 24/01768/OUT

Deadline for objections - 21st February 2025

A highly controversial Outline Planning Application has been submitted by Pigeon Investment Management for a colossal industrial site approx. 500,000 sq ft of mixed industrial and warehousing, south of the A414 at junction 18 of the A12 in Sandon, Chelmsford. This proposal forms part of the proposed Chelmsford City Council's Local Plan (known as 16b) but Pigeon have decided to break ranks and separately apply for planning, even before the proposed Local Plan reaches Regulation 19, which raises concerns on the overall strategy and strength of Chelmsford's Local Plan. As you can imagine, this proposal also raises significant concerns for local residents and will very much blight their lives.

Why we are opposing this Outline Planning Application:

1. Flood Risk:

The proposed development lies near Sandon Brook, an area which is already frequently prone to flooding. Building here will worsen the flood risk for surrounding homes and businesses, not to mention the high risk of pollution from heavy industry units proposed. The proposed mitigation measures fail to adequately address these concerns.

2. Biodiversity:

This development would disrupt the natural habitats surrounding Sandon Brook, causing significant harm to local wildlife and ecosystems just when wildlife seems to be returning and thriving in the area. Protecting our green spaces is vital for both nature and our well-being too.

3. Traffic Chaos:

The proposed development will generate significant volumes of additional traffic, worsening congestion on the already overburdened A414 and A12. These roads are at capacity and this proposal will only exacerbate delays, accidents and pollution.

4. Lack of Infrastructure:

The area lacks the necessary infrastructure to support such a development. With adjacent roads already at capacity, there are daily traffic queues to access the A12 from the A414. Public transport systems are already thinly stretched. This proposal fails to account for these critical needs.

5. The Hammonds Farm development:

This proposal is directly across the road from the proposed major Hammonds Farm development for over 3,000 houses and a further 500,000 square feet of commercial units, therefore compounding the pressure on local resources and road networks. The cumulative impact of these developments has not been properly assessed and would be disastrous for the local people and villages.

How you can help:

We are urging as many people as possible to object to this Outline Planning Application, to clearly demonstrate the level of concern and opposition to Chelmsford City Council about this separate application. There were well over 5,000 who lodged an objection to 16b as part of last year's second round public consultation to the Local Plan and we need everyone to object to this too! Submitting an objection will only take a few moments and is very quick and easy to do. Here is how you can do it:

Submit an Objection via our easy to use website: Visit the www.notohammondsfarm.co.uk/PigeonOPP website and complete the form, click

send and you are done. You can do this as many times as you like raising different concerns on each submission or put them all on one form.

Submit an Objection: Visit the Council's planning portal [HERE](#) and search for **24/01768/OUT** to raise your concerns and objections.

Spread the Word: Share this newsletter with all of your contacts and ask them to object

Follow us on Social Media: Click below and follow us



Attend Meetings: We will be holding a public meeting on the 5th Feb - 7.30pm at Sandon Village Hall, Woodhill Road, Sandon, Chelmsford, Essex, CM2 7SQ to discuss the proposal and assist you with your objection.

Together, we can make sure our voices are heard and protect the future of our community!

Recap on proposal

Pigeon (Columba Park) involves 500,000 square feet for business park and industrial site development. This massive development will forever alter the character of our region.



The No To Hammonds Farm Group, a coalition of residents and councillors from Sandon, Little Baddow, Danbury and Boreham have retained the services of a KC to help fight our cause. We are building our fighting fund on GoFundMe

[Fighting Fund - Donate here](#)

Thank You for Your Support

Sincerely,

The No to Hammonds Farm Working Group

[Visit our website regularly for updates](#)



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