



Danbury Neighbourhood Plan

Our Parish, Our Future

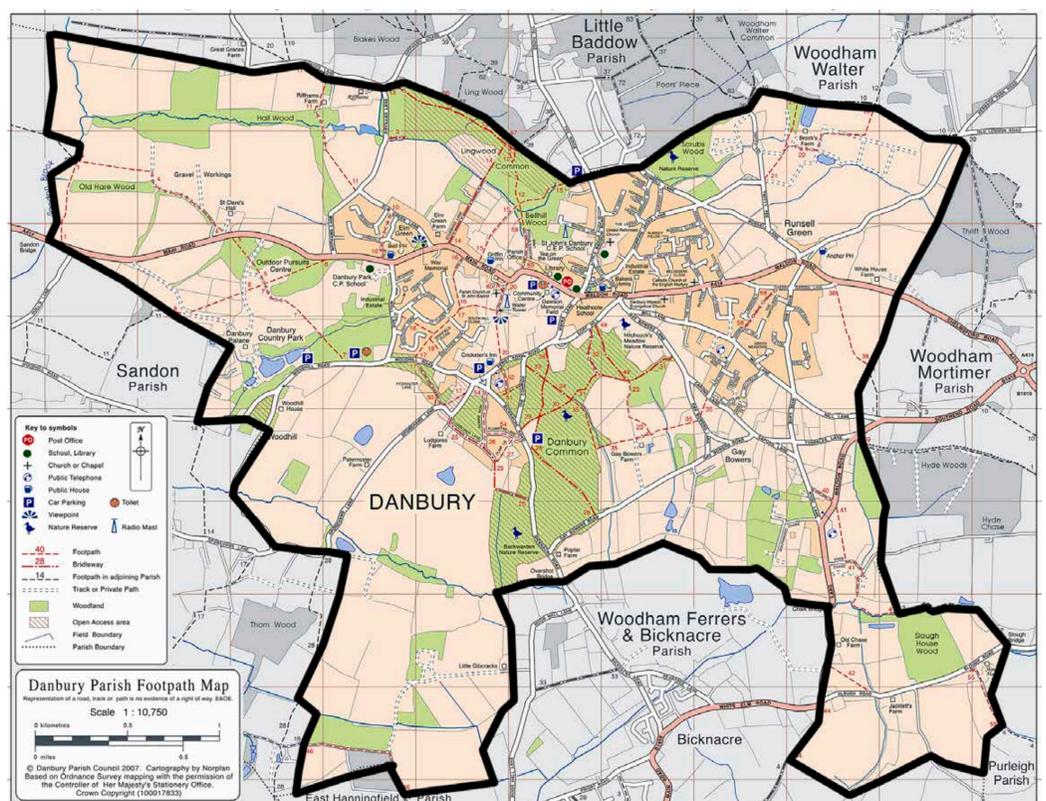
Welcome

Thank you for visiting today

The boards contain our draft Vision & Objectives for Danbury.

We are also displaying a map of Danbury showing the sites that have been put forward to build the 100 new homes allocated in the emerging Chelmsford Local Plan.

This your opportunity to help shape Danbury's future to 2036 by getting involved in our Neighbourhood Plan.



The purpose of the Exhibition is to:

- Increase the profile and awareness of the Neighbourhood Plan process
- Explain the work done since November 2017 following publication of the results of the Adult Questionnaire
- Gain feedback on the draft Visions & Objectives.

The Exhibition covers:

1. What is a Neighbourhood Plan and why is it needed for Danbury?
2. How the Neighbourhood Plan fits with the Chelmsford Local Plan
3. Your feedback so far about how you want Danbury to look in 2036
4. The draft Vision & Objectives
5. Growth in Danbury and the sites that have been put forward for development
6. The next stages.



Danbury Neighbourhood Plan

Our Parish, Our Future

What is a Neighbourhood Plan?

It is an opportunity for local people to have a say in what to protect and where to build in their parish over the long term. The process is enshrined in law. Whilst land development is probably the main topic that we in Danbury are concerned with, the Neighbourhood Plan will also consider environmental issues, transport, leisure facilities and all aspects of village life.

Although it is not intended to be overly restrictive, a Neighbourhood Plan is a very comprehensive document. It sets out the policies and projects that will define how the parish will change in the coming years. This vision will be very important for the community, Chelmsford City Council, developers and many other interested parties.

Why does Danbury need a Neighbourhood Plan?

In theory, planning was always supposed to give local communities a say in decisions that affect them. However, in practice, communities have often found it hard to have a meaningful say. The government wants to put power back in the hands of local residents, employees and businesses, councils and civic leaders - those who know best the needs of their local areas.

If the parish does not have a plan it will have less of a say in any planning / housing decisions in the village.

How the Plan fits in with the Chelmsford Local Plan

At present there is the Danbury Planning Framework (DPF) which is part of Chelmsford City Council's Local Planning Framework. The DPF is a supplementary document and has limited weight for planning authorities when considering planning applications.

The Neighbourhood Plan will give much greater security to the wishes of the village. It will set out policies on local development and use of land in the Parish. This will include the sites, conditions & restrictions and the number & types of houses which may be built. Once agreed, it will become part of the Chelmsford City Council Local Plan, a statutory plan against which all planning applications in Danbury will be judged.

How we have used your feedback

April 2017 - At the Annual Parish Meeting, you completed a short form giving us your thoughts on what you like about the village, what you dislike and what could be improved.

May 2017 - Drop-In sessions were held building upon this initial feedback

July 2017 - The Questionnaire issued for return by 11th August was analysed and used to prepare the draft Vision & Objectives.





Danbury Neighbourhood Plan

Our Parish, Our Future

Our Vision for the Future

Our Vision for Danbury sets out the kind of place we want in 2036

Danbury in 2036 will be a thriving village with a strong community spirit, where people of all ages will be able to enjoy Danbury's unique character and identity, its countryside, woods and green spaces will be protected, as will its heritage, older buildings and distinguishing features.



Any development will be sympathetic to, and not detract from, the character of the village, will be sustainable and appropriate to its scale and nature and be integrated with the landscape and existing housing.

Opportunities will be taken to improve leisure, recreation and retail facilities for local residents. Danbury's geographical position within the area's road network is likely to continue to be a challenge and opportunities to improve this will be actively sought with other agencies over the Plan period.

Objectives

Environment

You told us that you like Danbury's countryside, open spaces, woodland, rural lanes, footpaths and bridleways and that they should be protected.

We have learned that some areas in Danbury already have protection under National and/or Local Planning Policy as Sites of Special Scientific Interest, Local Wildlife Sites, Village Greens & Commons, Registered Parks and Gardens, and Open Spaces. Footpaths and Bridleways also receive protection and 10 of Danbury's rural lanes have been designated as Protected Lanes.

Our Objective is to seek protection and enhancement of this significant element of Danbury's character, including its open spaces and rural lanes.



Design & Heritage

You told us that you wish to protect rural lanes, the pubs, protected areas and older buildings.

We have learned that under National and/or Local Planning Policy some of the following have protection. Danbury has 10 protected lanes, and all but one of the pubs are listed buildings. In addition, there are 51 other listed buildings which includes St John's Church (Grade 1 listed).

Our Objective is to conserve and enhance Danbury's heritage assets and positive features which contribute to the village. Any development impacting on these assets and features will not be supported.





Danbury Neighbourhood Plan

Our Parish, Our Future

Objectives

Transport & Movement

You told us that the heavy traffic in Danbury is a problem and that it detracts from the character of the village.



The majority of respondents are happy with the footpaths and bridleways within the village although residents pointed out the need for additional pavements and additional places to cross the busy roads. Many existing pavements are in need of repair.

Some residents highlighted that it is dangerous to cycle around the village and suggested cycle paths/routes be introduced.

We have learned that it is not possible to resolve the traffic issues via the Neighbourhood Plan. Danbury Parish Council will continue to press for a solution to the A414 problem.

Part of Cycle Route 1 goes from Danbury to Chelmsford and a small diversion could access the Sandon Park & Ride. However, this route is unlikely to be popular as it is not direct and includes 2.8 miles along a bridleway.

Our Objective is to promote clean, safe streets and spaces, seeking creative solutions to the traffic issues currently affecting Danbury, encouraging sustainable transport, addressing parking issues and improvements to foot-ways where possible.



Recreation & Leisure

You told us that you like the activities and facilities available in Danbury.

When asked what other facilities you would use if provided in Danbury suggestions included a swimming pool and an outdoor gym.

We have learned that Danbury is well provided in the provision of recreational facilities and these are well used by residents of Danbury and the outlying villages.

Our Objective is to improve Danbury's leisure and recreation facilities and increase provision where a shortfall exists.



Amenities

You told us that you like and use the amenities of Danbury. Most used are the shops, Post Office, Medical Centre, Open Spaces, Pubs and the Sports & Social Centre.

We have learned that on balance Danbury is well provided with a good range of amenities.

Our Objective is to support retail shops and restaurants within Danbury, and to ensure that important amenities are sufficient for residents' needs.





Danbury Neighbourhood Plan

Our Parish, Our Future

Objectives

Housing & Development

You told us that location is a priority when considering development.

We have learned that over 20 sites have been put forward for consideration to meet the allocation of 100 new homes in Danbury by 2036.

There are few previously developed sites with the majority being greenfield.



Our Objective is to ensure there is a high-quality housing provision for all ages, which responds to Danbury's needs.

Any development will be sustainable and appropriate to the scale and nature of the village, with separation between existing settlements being maintained.

Green energy in new developments will be encouraged.



Business & Economy

We had a very small response to our Business Questionnaire.

Those that responded told us that the mobile phone signal, broadband reliability and traffic congestion negatively affected their business, whilst the local Post Office was very important.



You said the Neighbourhood Plan should encourage more employment and working from home. Existing buildings, previously developed land and redundant farm buildings should be allocated for employment purposes.

Overall, Danbury was seen to be a good place from which to operate a business.

We have learned that we must make greater efforts to engage further with our local businesses.

Our Objective is to support small-scale enterprises, particularly working from home. Commercial sites for green energy will also be supported where appropriate provided they would cause no harm to the character of the area.



Danbury's Pubs





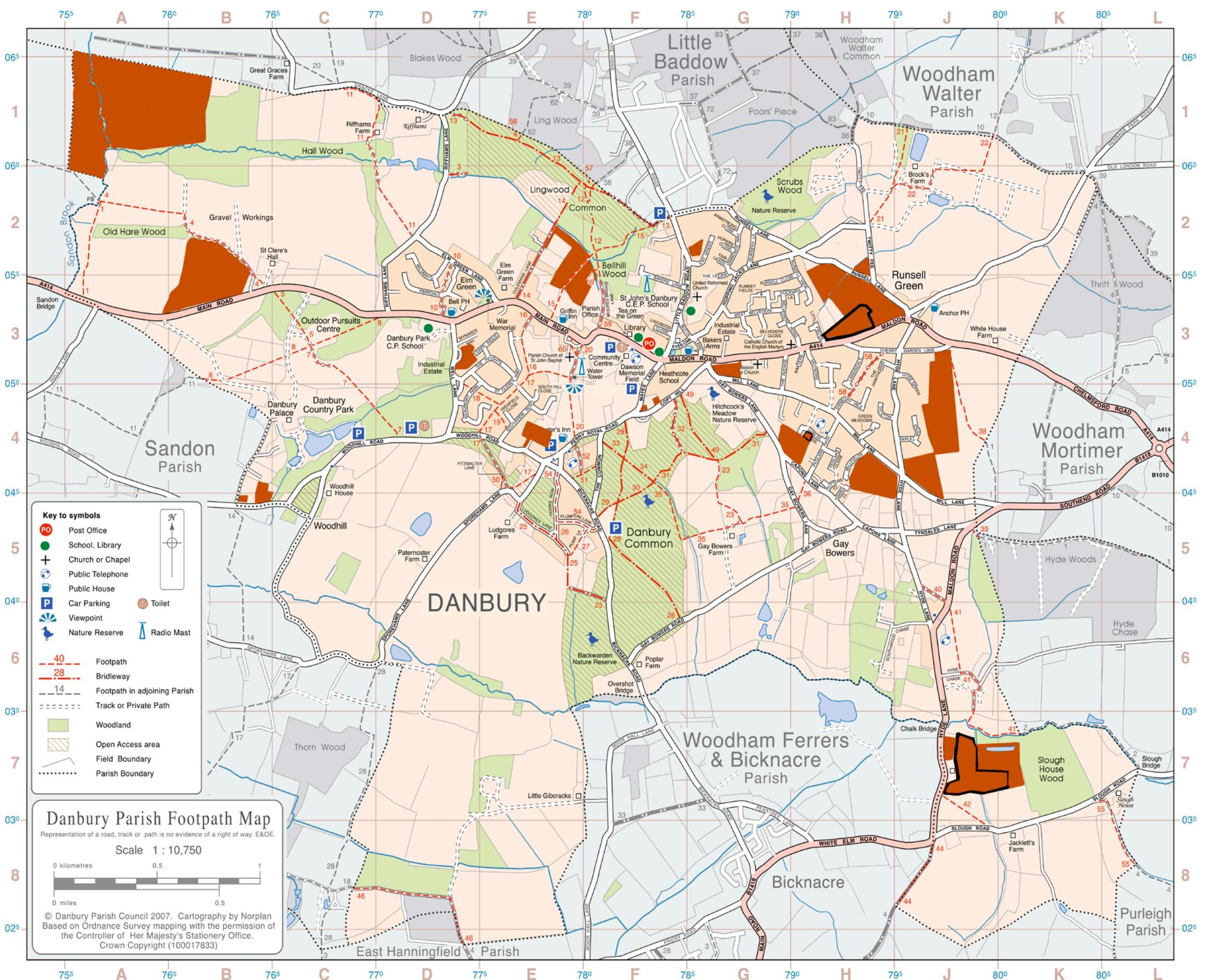
Danbury Neighbourhood Plan

Our Parish, Our Future

Growth in Danbury

Chelmsford's Local Plan has allocated 100 new homes to be accommodated within or adjoining the Key Service Settlement of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Neighbourhood Plan.

The map below shows the sites (marked in orange) that have been put forward for development. This map is not to scale and is for illustrative purposes only.





Danbury Neighbourhood Plan

Our Parish, Our Future

How will sites be selected, and the allocation made?

We wish to follow the Principles contained in Chelmsford's Local Plan for locating development.

We will consult with you to identify your preferences on a variety of aspects which include the location, design, size, type and density of housing.

Further work will be undertaken with Chelmsford CC to assess the sustainability of each site.

The sites will then be ranked on conformity to Chelmsford's Principles, how they satisfy your preferences and the sustainability of the site including the proposed development.

We will meet with the landowners/ developers to ensure we have their most up to date proposals.

Once complete we will develop our preferred options which will be included in the Draft Plan and issued to residents for consultation.

The next Questionnaire will be issued after Easter and this will give you the opportunity to provide us with your views on a wide range of topics relating to housing.

Chelmsford's Principles for housing selection

- Maximise the use of suitable previously developed land for development
- Continue the renewal of Chelmsford City Centre and Urban Area *
- Locate development at well-connected sustainable locations
- Locate development to avoid or manage flood risk
- Protect the Green Belt *
- Protect the character of valued landscapes, heritage and biodiversity
- Respect the pattern and hierarchy of settlements *
- Ensure development is deliverable
- Ensure development is served by necessary infrastructure
- Use development to secure new infrastructure
- Plan for the longer-term

Those marked * do not relate to Danbury.

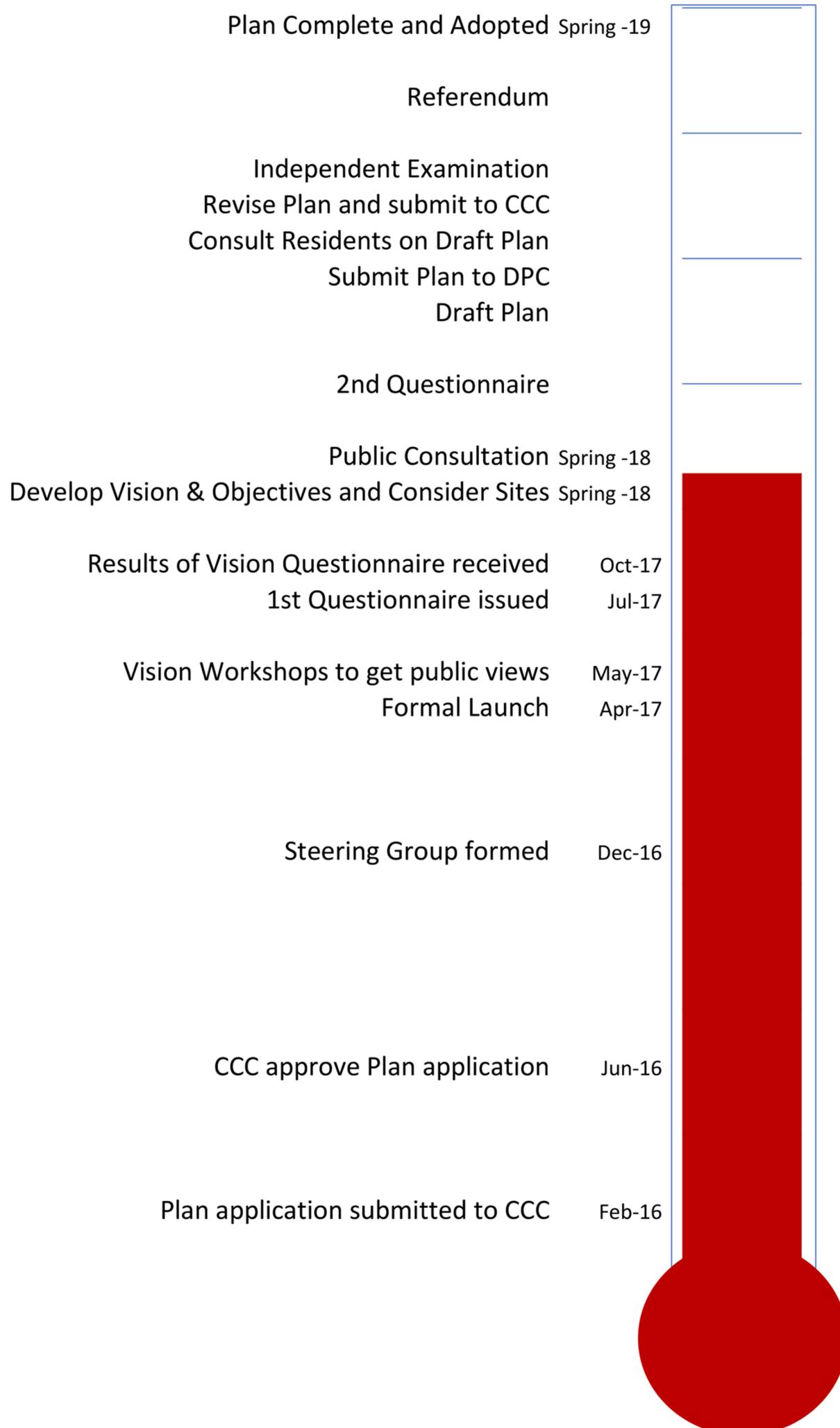


Danbury Neighbourhood Plan

Our Parish, Our Future

What happens next?

Project Milestones





Danbury Neighbourhood Plan

Our Parish, Our Future

Are these the key views of the Village? If you can suggest another vista, please advise a member of the team.

From rear of St John's Church, South

From Dawson Field, South

From Water Tower, over East Hanningfield reservoir

Over Danbury Common

From Southview

From junction of Mill Lane & Gay Bowers Lane over Danbury Common

From Sporhams Lane

From Runsell Lane, over Blackwater

Lingwood Common from the seat

From A12 (West) towards village

Hopping Jacks Lane, South East

From War Memorial, over Chelmsford

Griffin Hill from beer garden

From Anchor north over Warren

From South East corner of Capons Lane

From Graces Lane, of Graces Walk

From Riffhams Lane, of Riffhams (house)

From A12 (East) towards village.





Danbury Neighbourhood Plan

Our Parish, Our Future

Please give your comments to a member of the team.

Thank you for visiting the Exhibition

Danbury's Businesses on the Main Road & Well Lane

