

# Welcome

For a few years now the Parish Council has been preparing a Neighbourhood Plan for Broomfield. We are now approaching the most important stage of the journey when residents on the electoral register will have an opportunity to decide whether the Plan should be used by the City Council when planning applications in Broomfield are decided.

## What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- improving areas
- providing new facilities
- sites for new development
- protecting sites of environmental or historic quality

When complete, it forms part of the statutory development plan for the area, meaning Chelmsford City Council and planning inspectors take it into account when considering planning applications.

## Why a Neighbourhood Plan for Broomfield?

In 2016, the future of Broomfield as a separate village was under threat. A huge development was proposed to the west of the village. The Parish Council concluded that, over time, this would lead to the village being subsumed within 'Greater Chelmsford'.

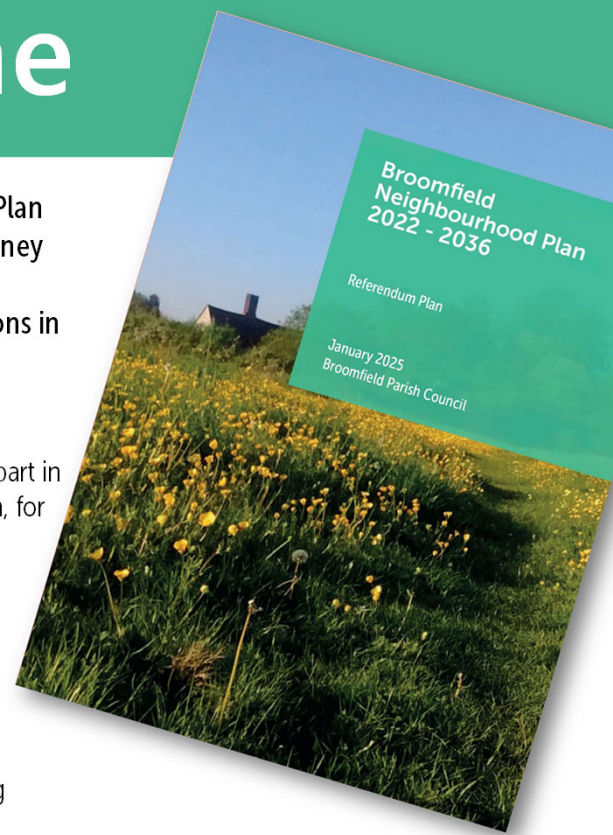
Thanks to a successful campaign by the Parish Council, this threat was significantly reduced.

However, it made councillors even more aware that our local community needs a strong voice about where development takes place and what form it takes. Having a neighbourhood plan is not about stopping development, but it is about enabling the community to guide the process.

As well as giving us more control over our future, a neighbourhood plan is an opportunity to agree on what facilities are needed and how we might get them. Parishes with an agreed neighbourhood plan in place also get a bigger share of any development money (Community Infrastructure Levy), which helps to get much-needed new facilities.

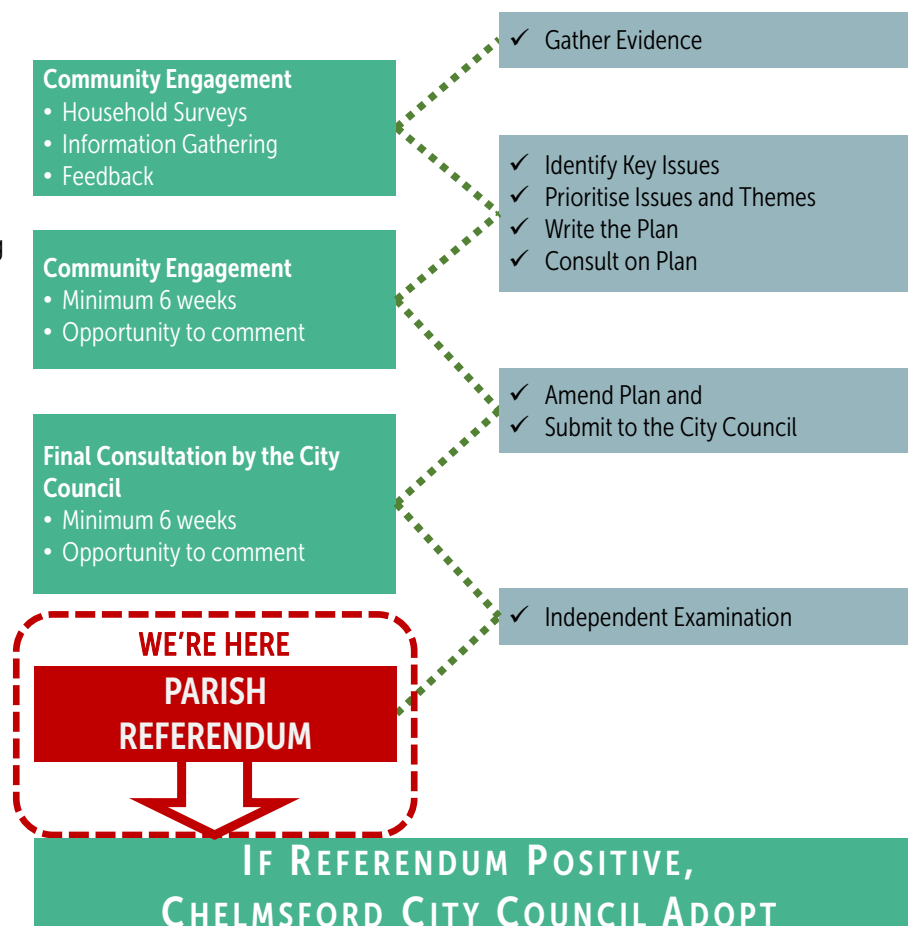
## What's happened so far?

The Neighbourhood Plan has followed all the stages illustrated. Most importantly, it's been the subject of examination by an independent Neighbourhood Plan Examiner. The Examiner required some mainly minor changes to the Plan and has cleared it to go to a Parish Referendum.



## How it's been prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



# The Plan

## Plan Content

The Plan itself is a large document and necessarily quite complex in places as it will be used to decide whether planning applications should be approved.

Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the following themes are covered



## The Plan contains:

### Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

### Community Actions

Local initiatives to address non-planning matters and concerns raised in the Household Survey.

# Vision & Objectives

## A Vision for Broomfield

**In 2036, Broomfield will continue to be a flourishing village community, with its own distinct identity. Sustainable infrastructure and flourishing facilities will help meet the needs of residents, so that it will be a community, as well as a convenient place to live. Its historic character, green spaces and rural surroundings will be sustained and enhanced, promoting the wellbeing of everyone who lives and works here.**

### Overarching Neighbourhood Plan Objective

To set out a suite of planning policies, in general conformity with the strategic policies of the Chelmsford Local Plan, that address the particular planning issues which apply in Broomfield

#### Landscape Setting

- To ensure that valued and sensitive landscapes are conserved and enhanced
- To ensure that the village of Broomfield remains a distinct settlement, separate from the Chelmsford urban settlement area

#### Natural Environment

- To protect and enhance biodiversity, responding to the threat of climate change
- To protect the richest and most versatile agricultural land within the Parish
- To create and enhance public green open spaces
- To conserve and enhance identified Local Green Spaces

#### Housing

- To ensure an adequate supply of housing to meet the needs of the Parish
- To ensure there is an integrated mix of housing types, sizes and tenures to meet local need
- To encourage a focus on providing genuinely affordable housing for existing residents and those with an existing connection with Broomfield
- To promote sustainable housing that provides for home-working and other environmentally friendly initiatives

#### Historic Environment

- To conserve and where possible enhance all aspects of the historic environment - built heritage, archaeology and historic landscape features
- To identify, conserve and enhance areas of special character
- To promote awareness of the historic features that help to make Broomfield special
- By celebrating these historic assets, to promote a sense of place and community

#### Development Design

- To ensure new development is designed to reflect the character and setting of Broomfield in general and of the immediate locality
- To promote an awareness of locally-important design features and encourage their use
- To identify, conserve and enhance areas of special character
- To encourage new development to incorporate measures that reduce environmental impact

#### Community Services & Facilities

- To protect the existing community, educational, leisure and retail facilities
- To create new community facilities where feasible and appropriate

#### Traffic and Travel

- To support measures that reduce the need for travel by private cars, such as cycling, walking and public transport
- To encourage cycling and walking by creating new safe cycle routes (cycle paths) and footpaths, and by protecting existing footways (pavements), cycle routes (cycle paths), footpaths and public rights of way
- To promote measures to improve highway safety and to reduce the impact of traffic
- Where appropriate, to create 'home zones' and similar areas that help to re-balance priority between cars and other users

#### Climate Change

- To ensure that there is a consistent thread of policies and actions throughout the Neighbourhood Plan that will help respond to the Climate and Ecology Emergency
- To initiate a Parish Council strategy to meet the Climate and Ecology Emergency through supporting measures to encourage energy efficiency and green energy generation

# Planning Policies

The Plan contains 17 planning policies that, depending upon the location and type of development, will be used alongside the Chelmsford Local Plan and national planning policies to make decisions on planning applications. They are summarised below.

**They only apply to planning applications and do not make any difference to matters that do not require permission.**

Planning Policy	Purpose
Policy BFD1 - Preventing Coalescence	Identifies an area where development is to be limited to maintain separation between Chelmsford and Broomfield village.
Policy BFD2 - Protecting Broomfield's Landscape Character	Requires proposals to be supported by proportionate evidence where these lie outside of the defined settlement boundary to assess impact on landscape character.
Policy BFD3 - Recreational Disturbance Avoidance and Mitigation	Provides a mechanism for the management and mitigation for potential impacts on European wildlife sites.
Policy BFD4 - Trees, Woodland and Hedgerows	Requires proposals to ensure trees, hedgerows and woodlands are not detrimentally impacted from development proposals.
Policy BFD5 - Protecting the Highest Grade Agricultural Land	To restrict development affecting Grade 2 agricultural land.
Policy BFD6 - Broomfield Green Wedge	Provides a mechanism for enhanced access for recreational use. Provides for the provision of new footpaths and cycle paths.
Policy BFD7 - Local Green Spaces	Designates 15 local green spaces. Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.
Policy BFD8 - Housing Mix	Provides for a mix of house sizes on new developments. To ensure new housing meets the needs of the local community.
Policy BFD9 - Adaptable Homes	Requires new homes to be adaptable to meet needs as people grow older or have mobility limitations. To ensure new housing meets the needs of the local community.
Policy BFD10 - Land east of Saxon Way	Identifies a site for community open space, a GP surgery and affordable housing for local people.
Policy BFD11 - Development Design Considerations	Provides detail design considerations to be applied to all new development proposals. Ensures new development regardless of its scale and location is designed to positively contribute to the character of the area, in terms of creating a high quality, safe and sustainable environment.
Policy BFD12 - Sustainable Construction Practices	Sets out guidance for new planning applications in terms of energy conservation measures to be incorporated into designs. Ensures best practise is utilised with regard to energy use in the construction and operation of buildings, in recognition that this is a major contributor to emissions.
Policy BFD13 - Special Character Areas	Identifies three areas for specific protection in terms of potential impacts from inappropriate development and ensure these areas retain their character and special qualities.
Policy BFD14 - Land South of Broomfield Place	Identifies a site for non residential day facilities, community uses and green space.
Policy BFD15 - Public Rights of Way	Promotes improvement to the public rights of way network.
Policy BFD16 - Flood Risk Mitigation	To reduce the impact of various sources of flooding in the area by ensuring that development proposals incorporate appropriate sustainable drainage mechanisms.
Policy BFD17 - Micro Hydroelectricity Schemes	Promotes the use of micro hydroelectric schemes.





# Community Actions

The Plan also contains “community actions” which will not be used when planning applications are decided but set out a programme of projects that the Parish Council will be pursuing over coming years.

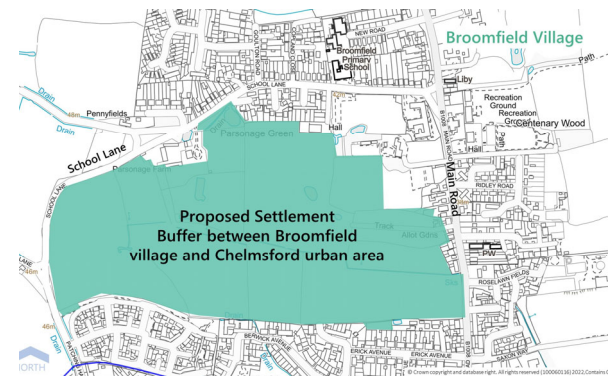
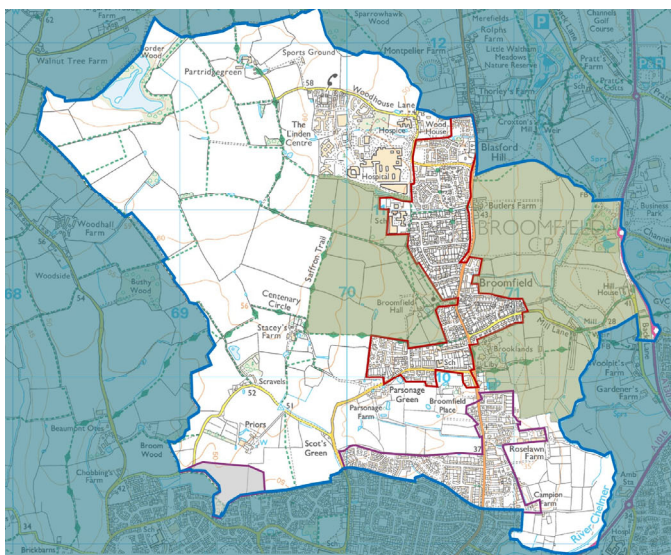
They reflect issues raised during consultation and surveys carried out when the Plan was being prepared.

Community Action	Purpose
CA1 - Enhancing the 'Felsted Field Gap'	Re-design the bank along Main Road adjoining Felsted Field potentially a new bus shelter and retaining sleepers to prevent slippage of the existing bank.
CA2 - Conserving and Enhancing the Landscape	Potential for grants to local voluntary groups for landscape conservation and enhancement.
CA3 - Creation and Maintenance of Woodland and Hedgerows	Seeks to establish a new belt of woodland on the western boundary of the 'North of Broomfield' strategic site and other opportunities to create new woodland and copses. Seeks also to establish a group of volunteers to support and encourage good maintenance of existing trees, woodland and hedgerows.
CA4 - Further Study of the Natural Environment	To investigate the potential benefits of tranquillity and biodiversity mapping to better understand, conserve and enhance these aspects of our natural environment.
CA5 - Extension to the Local Nature Reserve	To investigate the possibility of expanding the Newlands Grove Nature Reserve.
CA6 - Improving Public Access to the Chelmer River Valley	To continue discussions with relevant landowners in order to create new cycle paths, footpaths and community open space at the east end of Saxon Way.
CA7 - Conserving and Enhancing the Special Features of Local Green Spaces	To consider grants towards the conservation and enhancement of designated Local Green Space.
CA8 - Setting up a Community Land Trust (CLT)	To establish a local Community Land Trust that will deliver and manage affordable homes made available for local people.
CA9 - Village Design Guidance	To consider updating the Village Design Statement to form short, user-friendly guidance about extensions and upgrades.
CA10 - Promoting Awareness of Historic Features	To work with the Local History Group and other interested residents, land / building owners, the Village Hall Charity and others to improve the understanding and awareness of our historic assets.
CA11 - Review of Conservation Area Character Appraisal and Enhancement of the Area	To work with the City Council to review the enhancements identified in the Conservation Area Character Appraisal and determine whether they remain valid and whether additional Conservation Area enhancements are needed.
CA12 - Meeting the Need for New Community Facilities	To monitor the need for new community facilities and, where gaps are identified, work with relevant organisations and seek to secure new facilities. To consider opportunities to create a free or affordable meeting/workspace to support home working. Continue to make the case for a GP surgery in the village.
CA13 - Open Green Space south and west of Broomfield Place	Work with the County Council, other interested groups and residents to create a tranquil, high-quality open space for the community to enjoy.
CA14 - Strategy to Encourage Sustainable Travel	Working with Essex Highways, the City Council, interested residents and others to create more and improved facilities for walking, cycling and bus travel.
CA15 - Reducing the Impact of Traffic	To seek to work in partnership with others to deliver a range of measures that reduce the impact of traffic in the village.
CA16 - Strategy to Encourage the Generation and Use of Renewable Energy	Develop and implement a strategy to encourage the generation and use renewable energy; and to reduce fuel poverty.

# Landscape Setting

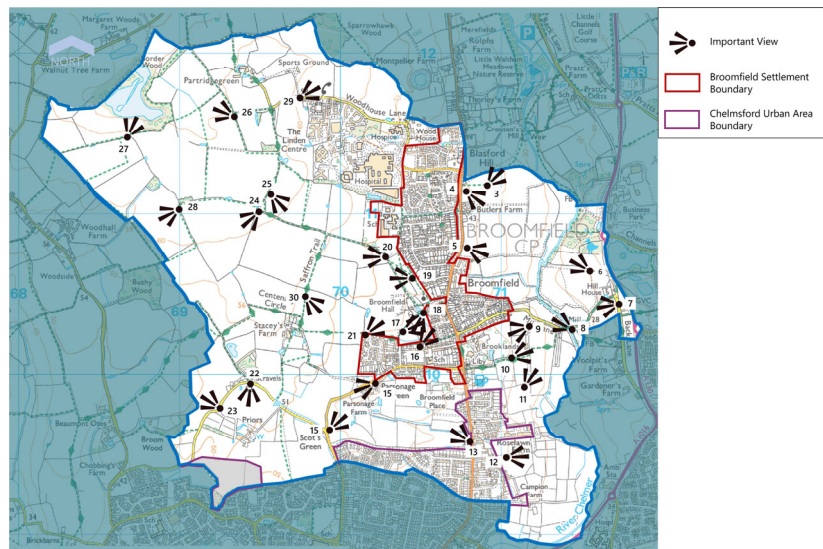
## The Neighbourhood Plan:

- Identifies a Settlement Buffer between Main Road and Patching Hall Lane to maintain the separation between Chelmsford and Broomfield village.
- Protects the visual and landscape quality of the land outside the built-up areas
- Identifies an area of “Valued Landscape” and Important Views that proposals for development will have to have special regard to



## Neighbourhood Plan Policies

- Policy BFD1 – Preventing Coalescence
- Policy BFD2- Protecting Broomfield's Landscape Character



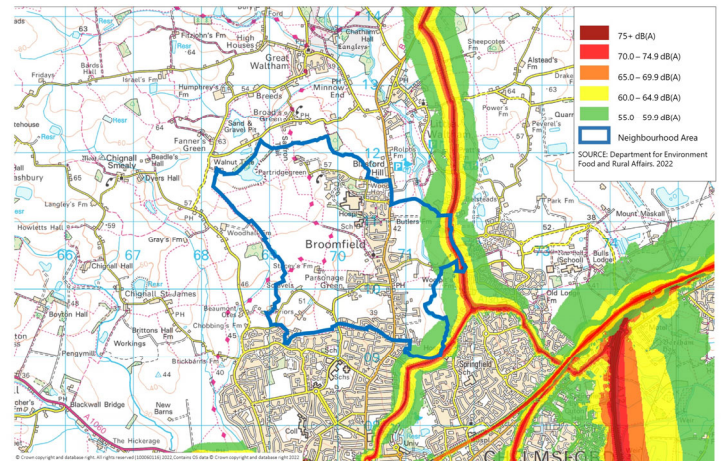
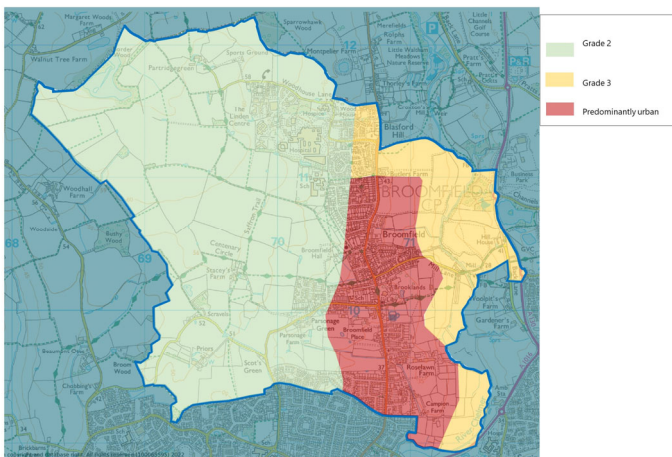
## Community Actions

- CA1 - Enhancing the 'Felsted Field Gap'
- CA2 - Conserving and Enhancing the Landscape

# Natural Environment

## The Neighbourhood Plan:

- Seeks to minimise the loss of trees, woodlands and hedgerows and encourages new woodland and hedgerow planting, using native species.
- Protects the highest grade agricultural land from being lost to development.
- Proposes two new large areas of Public Open Space and encourages recreational use of the Chelmer Valley
- Designates a number of areas as Local Green Space, illustrated on the following boards
- Includes a policy to mitigate the impact of development on important habitats on the Essex Coast by creating good open spaces closer to home



## Neighbourhood Plan Policies

Policy BFD3 – Recreational Disturbance Avoidance and Mitigation

Policy BFD4 – Trees, Woodland and Hedgerows

Policy BFD5 - Protecting the Highest Grade Agricultural Land

Policy BFD6 – Broomfield Green Wedge

Policy BFD7 – Local Green Spaces

## Community Actions

CA3 – Creation and Maintenance of Woodland and Hedgerows'

CA4 – Further Study of the Natural Environment

CA5 – Extension to the Local Nature Reserve

CA6 - Improving Public Access to the Chelmer River Valley

CA7 – Conserving and Enhancing the Special Features of Local Green Spaces



# Natural Environment

## LOCAL GREEN SPACE MAPS



Newland Grove Nature Reserve and adjoining land



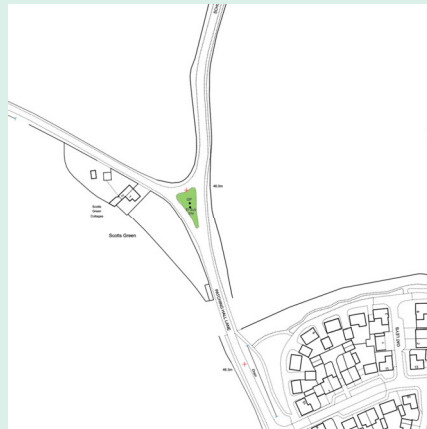
Centenary Wood



Roselawn Play Area



Vellacotts Green



Scot's Green



Play area/linear landscape at Cowlin Mead and Oat Leys



Daffy Wood



Night Pasture and Broom Pigtle



Old Church Avenue Playground



# Natural Environment

## LOCAL GREEN SPACE MAPS



Church Avenue open space and grass verges



Open space between Mandeville Way and Court Road



Linear green space and woodland south of Nash Drive



Long Shapely Belt



Puddings Wood  
(excluding the section where planning consent has already been granted for the proposed new access road)



Open space to the north of Hospital Approach, at Petty Croft

# Housing

## The Neighbourhood Plan:

- Seeks to ensure the size of new houses meets local needs
- Promotes the design of houses to be accessible and adaptable for future needs
- Encourages new homes to be suitable for home-working
- Promotes the creation of a Community Land Trust
- Identifies a site east of Saxon Way for community uses including open space, affordable housing and a GP surgery

## East of Saxon Way

### Community facilities

- a cycle path between the existing built-up area and the Chelmer Valley cycle path
- if the Integrated Care Board wish to pursue this option, land for a GP surgery and associated facilities.

### New open green space

- around four hectares of new accessible informal green space with associated extensive landscape improvements, on land which is currently unused and degraded. The open space achieved would be over three times the area to be developed.

### Affordable housing

- the development would be led by affordable housing for local people, through a Community Land Trust, responding to needs identified in an up-to-date Affordable Housing Needs Survey.

### Structural landscaping and integrated sustainable urban drainage facilities

- the northern and western boundaries should include a significant landscaped belt including screening trees using native species of local provenance to reinforce existing planting
- elsewhere within the site, existing trees and hedgerows should be retained and reinforced as appropriate.



## Neighbourhood Plan Policies

Policy BFD8 - Housing Mix

Policy BFD9 - Adaptable Homes

Policy BFD 10 - Land east of Saxon Way

**Community Land Trusts** provide community-led housing, set up and run by local people to develop and manage homes as well as other assets.

They act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

They enjoy the discretion not to offer tenants the Right to Buy and those partnering with housing associations can ensure the same discretion is applied.

## Community Action

CA8– Setting up a Community Land Trust (CLT)

# Development Design

## The Neighbourhood Plan:

- Is supported by a separate Design Guide prepared as part of the Government's support for neighbourhood plans
- Requires development proposals to take account of the Design Guide
- Encourages the incorporation of best practice in energy conservation in new development
- Suggests updating the 2011 Village Design Statement to create focused guidance on extensions and home improvements



The Design Guide requires that proposals should:

- a. Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use.
- b. Relate well to local topography and landscape features, including prominent ridge lines.
- c. Reinforce or enhance the established urban character of streets, squares and other spaces.
- d. Reflect, respect and reinforce local architecture and historic distinctiveness.
- e. Retain and incorporate important existing features into the development.
- f. Respect surrounding buildings in terms of scale, height, form and massing.
- g. Adopt appropriate materials and details.
- h. Integrate with existing paths, streets, circulation networks and patterns of activity.
- i. Provide adequate open space for the development in terms of both quantity and quality.
- j. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- k. Ensure all components eg buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment.
- l. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.

## Neighbourhood Plan Policies

Policy BFD11 – Development Design Considerations

Policy BFD12 – Sustainable Construction Practices



## Community Action

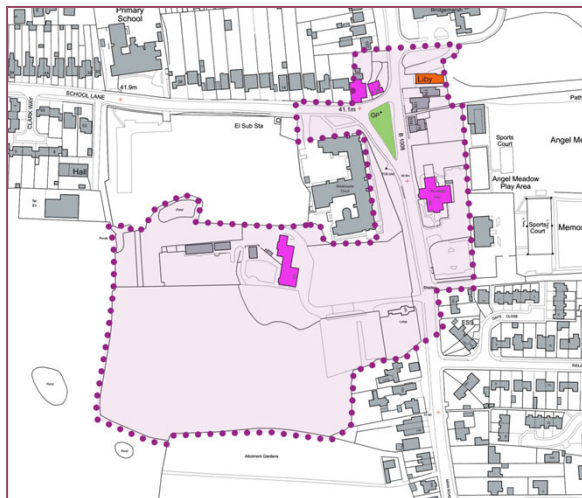
CA9 – Village Design Guidance



# Historic Environment

## The Neighbourhood Plan:

- Promotes a greater awareness of our historic features
- Proposes improving the Broomfield Conservation Area Appraisal
- Identifies three Special Character Areas, where development proposals will need to have regard to the special characteristics of each area



Angel Green Special Character Area



Parsonage Green Special Character Area



Broomfield Mill Special Character Area



## Neighbourhood Plan Policies

Policy BFD13 – Special Character Areas

## Community Actions

- CA10 – Promoting Awareness of Historic Features
- CA11 – Review of Conservation Area Character Appraisal and Enhancement of the Area

# Community Ser & Facilities

## The Neighbourhood Plan:

- Encourages protection of existing services and facilities
- Encourages new community facilities to be set up as needs and opportunities arise
- Identifies a site at Broomfield Place for non-residential day facilities, associated community uses and local/informal green space.
- Supports a new GP surgery in Broomfield (if the health authorities agree) and allocates a site for it

## Broomfield Place

**Development of the site should be carried out in accordance with the principles illustrated in the Concept Diagram**

- i. Provide new walking/cycling routes linking the site to Main Road and School Lane; and
- ii. Provide a green space layout developed through a community-led masterplan and landscape strategy; and
- iii. Preserve and where appropriate enhance the setting of Grade II listed Broomfield Place; and
- iv. Comply with the requirements of the Angel Green/Broomfield Special Character Area (Policy BFD13); and
- v. Protect existing preserved trees within the allocation site; and
- vi. Protect living and working environments of occupiers of nearby residential property by ensuring that development is not overbearing and does not result in unacceptable overlooking or overshadowing; and does not result in excessive noise, activity or vehicle movements.



## Neighbourhood Plan Policies

## Policy BFD14 – Land South of Broomfield Place

## Community Action

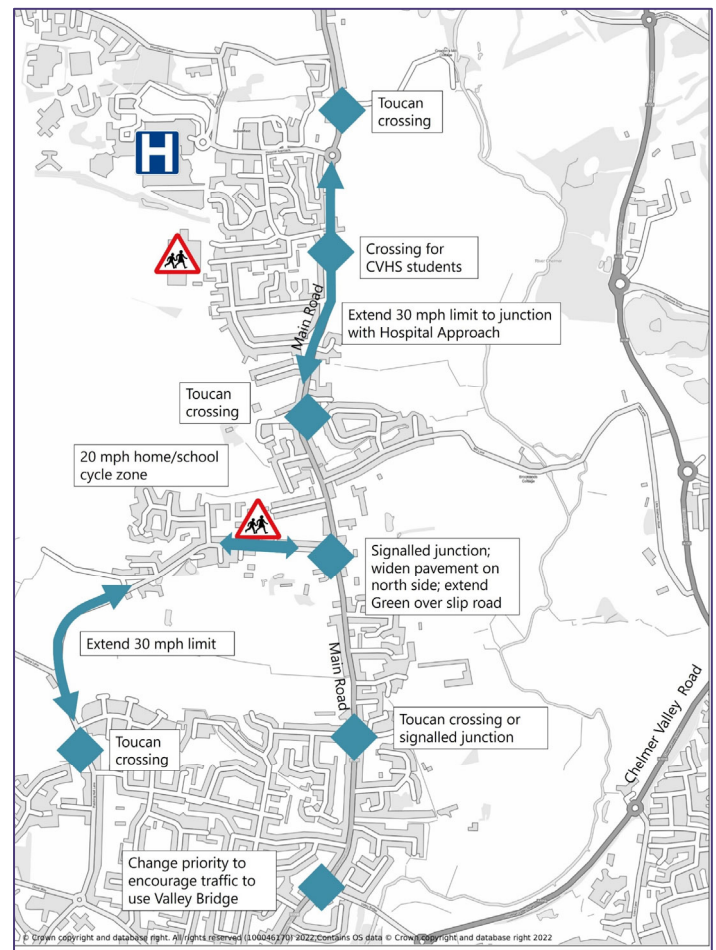
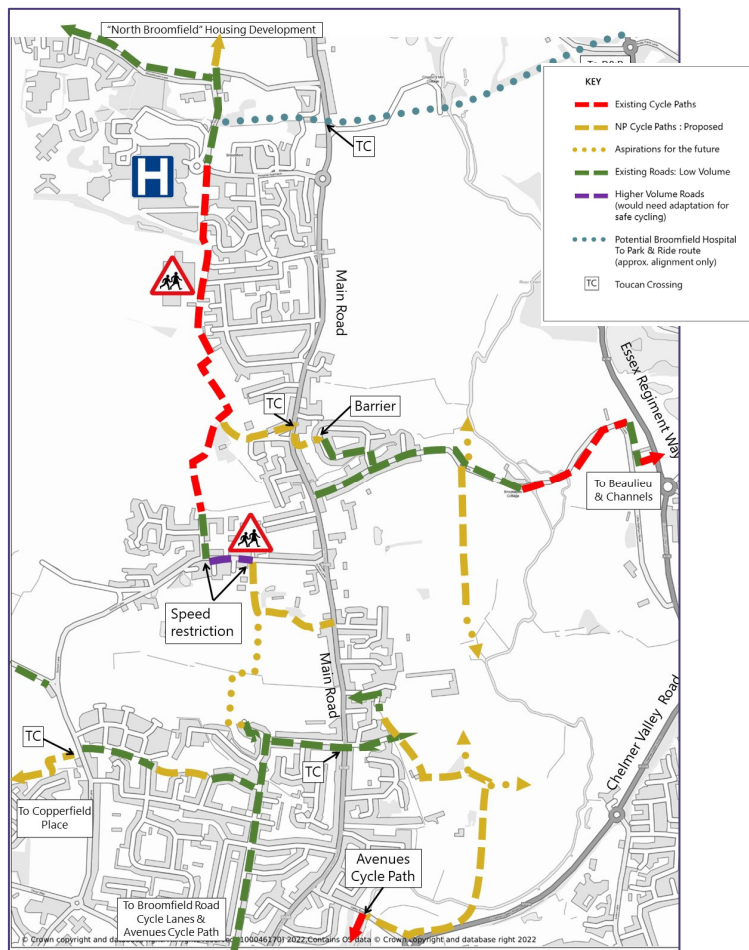
## CA12 – Meeting the Need for New Community Facilities

CA13 – Open Green Space south and west of Broomfield Place

# Traffic and Travel

## The Neighbourhood Plan:

- Proposes a network of new safe cycle paths and footpaths
- Proposes more crossings, improvements to pavements where needed and monitoring air quality, to encourage walking
- Encourages bus use, through more publicity, working with Broomfield Hospital and potentially a new bus shelter near Erick Avenue
- Proposes a range of measures to reduce the impact of traffic on Main Road and on smaller roads



## Neighbourhood Plan Policies

Policy BFD15 – Public Rights of Way

## Community Actions

CA14 – Strategy to Encourage Sustainable Travel

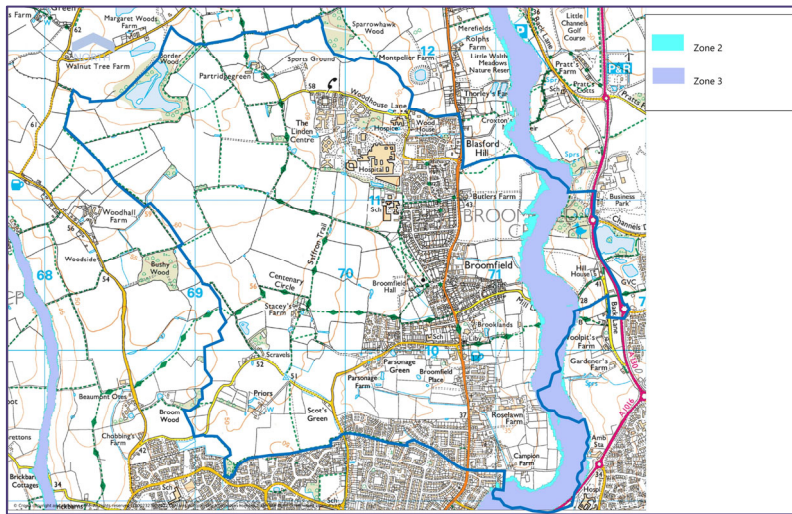
CA15 - Reducing the Impact of Traffic



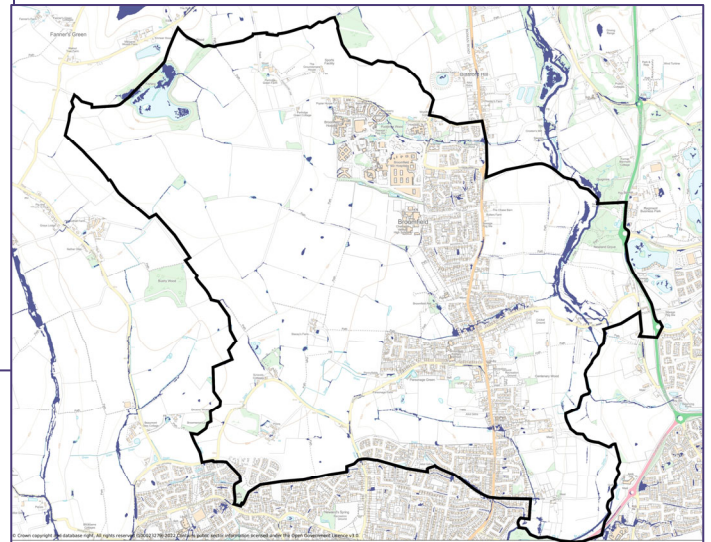
# Climate Change

## The Neighbourhood Plan:

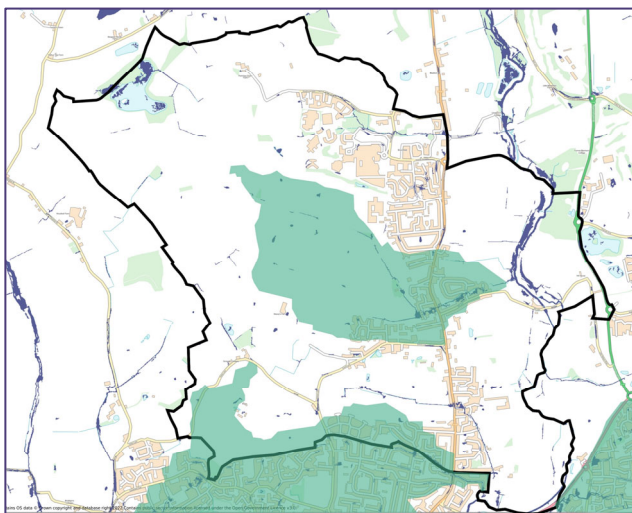
- Recognises that much of the parish is susceptible to river or surface water flooding and that parts of the parish are within "Critical Drainage Areas"
- Requires development proposals affecting Critical Drainage Areas to improve surface water run-off or not make it any worse'
- Encourages the generation and use of renewable energy
- Encourages micro hydroelectric schemes, if any proposals come forward



River Flood Zones



Areas at high risk (1 in 30 chance)  
of surface water flooding



Critical Drainage Areas  
in Broomfield



## Neighbourhood Plan Policies

Policy BFD16 – Flood Risk Mitigation

Policy BFD17 – Micro Hydroelectricity Schemes

## Community Action

CA16 – Strategy to Encourage the Generation and Use of Renewable Energy

# Parish Referendum

Our Neighbourhood Plan is now ready to be considered at a Parish Referendum which is expected to take place in February



All those on the electoral register in the Parish will be entitled to vote

The Referendum will be run by the City Council in the same way as an election

You will receive a notification of the Referendum from the City Council

Postal votes will be available; otherwise, you should vote at the polling station

You will be asked:

***"Do you want Chelmsford City Council to use the Neighbourhood Plan for Broomfield to help it decide planning applications in the Neighbourhood Plan Area?"***

YES ☐ NO ☐

As long as more people vote Yes than No, then the Plan will be adopted by the City Council

Copies of the Plan are available to view today and will also be available to view at the Parish Council office and Broomfield Library.

It's also available to view on the Neighbourhood Plan website [www.broomfieldnp.org.uk](http://www.broomfieldnp.org.uk) which can be accessed from a mobile device by using this QR code

