

THE NEIGHBOURHOOD PLAN IN 5 MINUTES

In 2016, Broomfield faced major development which could have spelt the end of Broomfield as a separate village. Eventually, thanks to a successful campaign, the 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. So, we decided to produce a Plan.

Now, after nine years of surveys, consultations, assessments and a planning 'Examination', the draft Plan is finally ready for Broomfield voters to say if they support it or not. If they do and the Plan is passed, Chelmsford City planners will use it to decide all planning applications in Broomfield, alongside the Chelmsford Local Plan.

What does the Plan say?

This is a **very** short summary. You can read the whole Plan and lots of supporting information on this website.

Landscape and Countryside

The Plan is 'landscape-led' because so much of it is about conserving and enhancing the countryside around the village. If the Plan is passed, there will be a 'settlement buffer' to keep Broomfield village separate from Chelmsford; two large areas of 'Valued Landscape'; 29 important protected views; 15 'Local Green Spaces' which will be protected like Green Belt; and protection for other sensitive areas of landscape.



Protecting Nature and Farmland

If passed, the Plan will give extra protection to:

- The natural environment and habitats, particularly hedgerows trees and woodland. New woodland will be encouraged.
- High quality farmland. Most of Broomfield is Grade 2 farmland (out of 5 grades). This land would receive extra protection from development pressures.

New Open Spaces for Public Use

Two new open spaces are planned – both are currently on private land with no public access. They are:

- 4 hectares at the eastern end of Saxon Way
- 1.3 hectares south and west of Broomfield Place (opposite the Angel Inn).



Heritage and History

If passed, the Plan will create 3 new “Special Character Areas” where any new development would have to blend in with the existing historic character. The 3 areas are: Parsonage Green, Angel Green/Broomfield Place and around Broomfield Mill.

There are also plans to raise awareness of Broomfield’s historic buildings and sites, to encourage a sense of place and community.

Housing and Design

In line with local surveys and community feedback, the Plan will encourage any new general housing to focus on Broomfield’s greatest needs – 1, 2 and 3 bedroom dwellings.

A small 1.25 hectare site is earmarked for community housing and/or a GP surgery. The housing would be for existing Broomfield people (e.g. young people who still have to live with their parents because they can’t afford to buy or rent) and it would be **genuinely affordable** for ever (not the national definition of affordable, which isn’t affordable here!).



New buildings would have to comply with a set of Broomfield design guidelines that have been prepared in conjunction with the Plan, to ensure they are of the highest standard and blend in with existing local buildings and features.

Community Facilities

As well as new open spaces and a small community housing site, the Plan will provide for:

- A new GP surgery, if the health authorities agree to set one up
- A day centre for adults living with disabilities who need support, including a support space for people with dementia and their carers.

Both these sites will be linked to extensive new open spaces with public access (see above).



Traffic and Travel

The Plan responds to huge concern about the level and impact of traffic in Broomfield with:

- Proposals for a network of new cycle and foot paths, so that people can cycle or walk safely to the City Centre and other key destinations
- Proposals to discourage through traffic and make it easier for people to get across Main Road and School Lane

- Opportunities for residents who would like to re-design their own road to get a better balance between cars and other users
- Greater protection for public rights of way where they may be threatened by future development.



Effects of Climate Change

If passed, the Plan will discourage developments in Critical Drainage Areas unless they can demonstrate enough sustainable drainage systems exist or can be provided to completely mitigate their impact.

The Plan includes an outline strategy to encourage the generation and use of renewable energy and to reduce fuel poverty. There is also a policy to encourage micro hydroelectricity (small schemes to use rivers to generate sustainable energy).



More Money for Broomfield

If the Plan is passed, there will be more money for community facilities, transport infrastructure and the like. That's because areas with a neighbourhood plan get a bigger share of development money (called Community Infrastructure Levy or 'CIL') than areas that don't. We estimate this extra money could be around £400,000 over the next 12 years.

That's it in a nutshell. Thank you for reading this and remember to vote in the Referendum.