

Community Facilities



Broomfield offers some good facilities – such as convenience stores, pubs, churches – as well as a wide range of activities for most groups in the community, from pre-schoolers to the elderly.

According to our residents' survey, just over half are happy with the current level of services, with the remainder wanting more. The most common requests are for:

- A network of safe cycle paths
- A GP surgery
- New/better corner shops
- New or better primary school
- Another pub
- A café/tea shop/coffee shop.

Since the survey, some of these wishes have been met with the expansion of the Broomfield Primary School (though on the same site), the Kings Arms has re-opened and the Cheerful Chai has opened in the Angel Pavilion.

If the Neighbourhood Plan is passed, one of the community actions will be for the Parish Council to monitor the need for new community facilities. Initially, it will need to keep up the pressure on the relevant authorities for new cycle paths and a GP surgery. Over time, new demands for extra facilities will no doubt arise. So, the Council will keep this whole topic under review.

The Plan also provides for 2 new community services to be set up:

A daycare facility to meet the needs of disabled adults and those with support needs

It will also include:

- space for local informal carers, to meet peers and access daytime respite
- safe space for people living with dementia to socialise, receive therapy etc.
- affordable space for voluntary groups to hire.

This would be built on and around the old car park just south of Broomfield Place. The remainder (over half) of the land would become public open space, as shown below. All the land is unused and overgrown at the moment.

We carried out a special residents' survey about this proposal in 2021. This showed 88% support for the proposal, with 9% opposed.



Fig. 13 - Site Concept Diagram for land south of Broomfield Place

A small site for a GP surgery and/or affordable community housing

The Parish Council has been trying for years to get a GP surgery for the village. This needs the support and agreement of the Integrated Care Board (NHS). Having a site allocated for the surgery would increase our chances, though there would still be a lot of work to do to get agreement.

Otherwise, the site would be used for **genuinely** affordable housing (not the official definition of affordable housing, which is still unaffordable for anyone on an average wage in this area). It would be delivered through a Community Land Trust (CLT) or similar charitable organisation.

A CLT provides genuinely affordable homes (related to actual local wages/salaries) for people who already live in Broomfield or have a local connection – for instance, people brought up in the village who can't afford to move out of their parents' home. There is no Right to Buy, so the housing will remain affordable, for local people, in perpetuity.

This community project is also linked to a getting a large new public open space as part of the overall package, as shown on the diagram below. The land, east of Saxon Way, is currently unused and has no public access.



Fig. 12 - Site Concept Diagram, Land east of Saxon Way

More money for community facilities

Finally, 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.

[Read the full chapter](#) on Community Facilities