

Housing and Design



No new market housing needed overall

The City Council has already agreed a large new development ‘North of Broomfield’ with 512 new houses/dwellings. The Neighbourhood Plan cannot stop this as it has to be broadly in line with Chelmsford’s Local Plan.

This means the Neighbourhood Plan doesn’t have to allocate sites for ‘market housing’ (houses that are sold on the open market). Broomfield’s general housing need is 176 new dwellings up to 2036 and ‘North of Broomfield’ will meet this need.

Types of houses needed

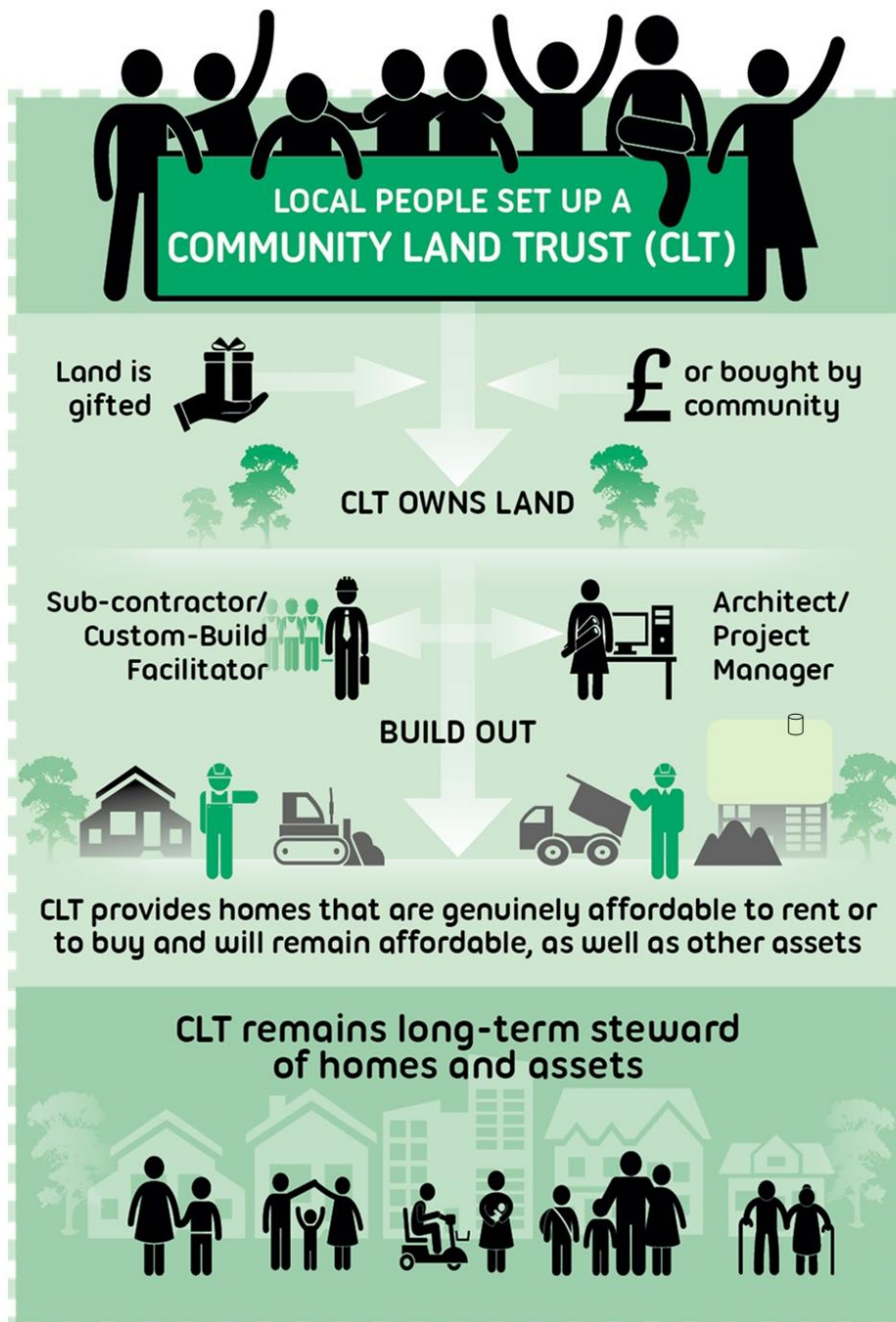
Although we don’t need to build lots more market housing, feedback from residents and professional surveys have shown that:

Affordable Housing: there’s a lack of genuinely affordable housing for local people. Even so-called affordable housing on commercial estates doesn’t help much, as it is typically around 80% of normal market prices.

Small/medium housing need: there’s a greater need in Broomfield for 1, 2 and 3 bedroom housing compared to the Chelmsford norm.

So, the Neighbourhood Plan provides for:

- A **different mix of housing types**. When any groups of 10 or more houses are built, there should be a greater emphasis on 1, 2 and 3 bedroom houses and less on larger ‘executive homes’
- A **charitable Community Land Trust (CLT)** to be set up. 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.



[Read the full chapter on Housing](#)

Good Design

The main aim of this section is to make sure new buildings blend in well with the best of Broomfield's existing architecture and street scene. It's based on residents' feedback and on a thorough set of professional guidelines.

So, if the Neighbourhood Plan is passed, there will be a new design policy. This will require plans for any new buildings or developments to show how they reflect the character and setting of Broomfield and the particular area within the village. For instance, the policy says that:

- The size and heights of the buildings should be sympathetic with the surroundings and the wider landscape;

- Traditional materials should be used for exterior walls and roofs, e.g., Essex or London stock brick, plain or pargetted rendering, flint, decorative brick coursing;
- Boundary treatments, including fencing, should be complementary to neighbouring buildings and boundary features.

The policy will be supported by a [Design Guidance Checklist](#) for new development to follow.

Also, another policy will encourage new buildings to include the best features for sustainability and energy efficiency.



[Read the full chapter on Development Design](#)