

*It's Your Village, Have Your Say*  
ON BROOMFIELD'S FUTURE



# Broomfield Neighbourhood Plan

Progress, Outline and Arrangements for  
Completion

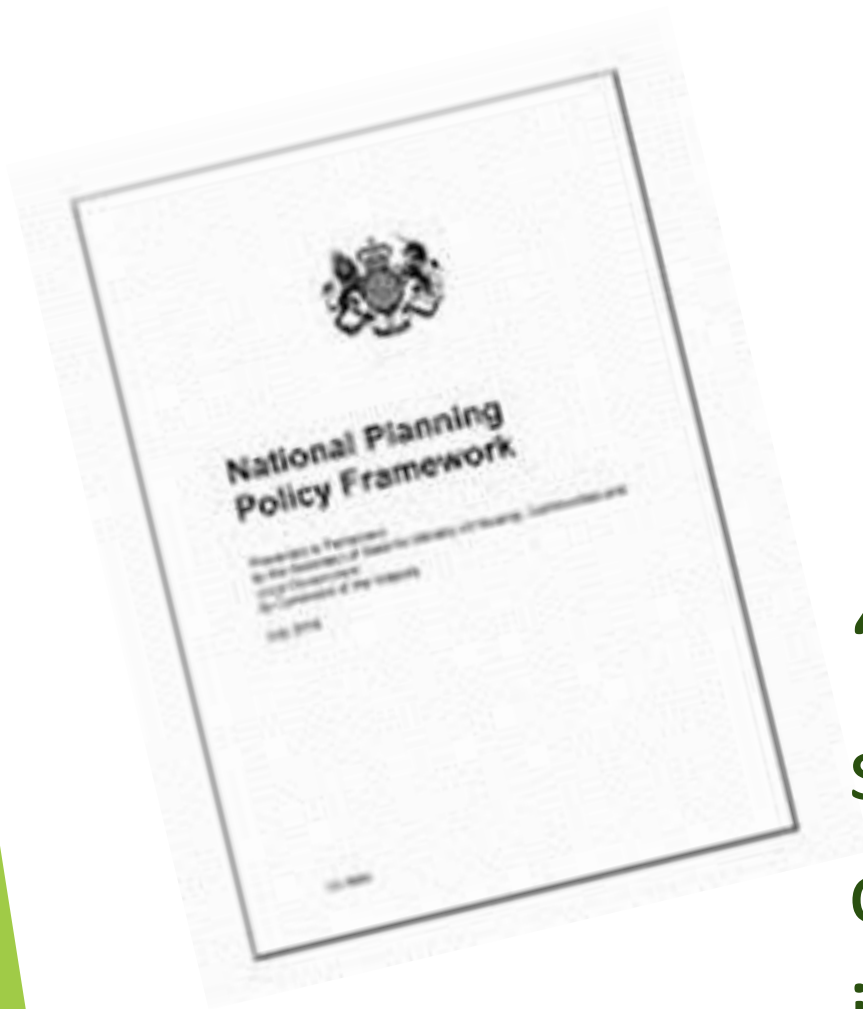
Presentation to the Parish Council - December 2020

# What is a Neighbourhood Plan (NP)?

‘Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided ...’

Gov. Guidance September 2020

# But ..... 'General Conformity'



'A neighbourhood plan should support the delivery of strategic policies set out in the local plan ...'

# Why do a Neighbourhood Plan?

Can't stop development, but gives local people more say about how it happens

Only planning document that goes to referendum

Only community planning document that has legal force

Bigger share of Community Infrastructure Levy

Generates an additional Evidence Base that may have wider influence

# Evidence – Residents' Questionnaire 2017



## People Like/Like a Lot:

Living in a village	93%
Closeness to Chelmsford and its facilities	99%
Closeness to open countryside	100%
Separate 'feeling' and identity from Chelmsford	84%
Community spirit/neighbourliness	89%
Closeness to London	80%
Old buildings and/or sense of heritage	86%
Friends and neighbours	91%
The buses	80%

## But not:

Level of traffic	94% Dislike/ Dislike a Lot
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<https://www.broomfieldessex.co.uk/your-neighbourhood-plan/>



# Evidence - Residents' Questionnaire 2017

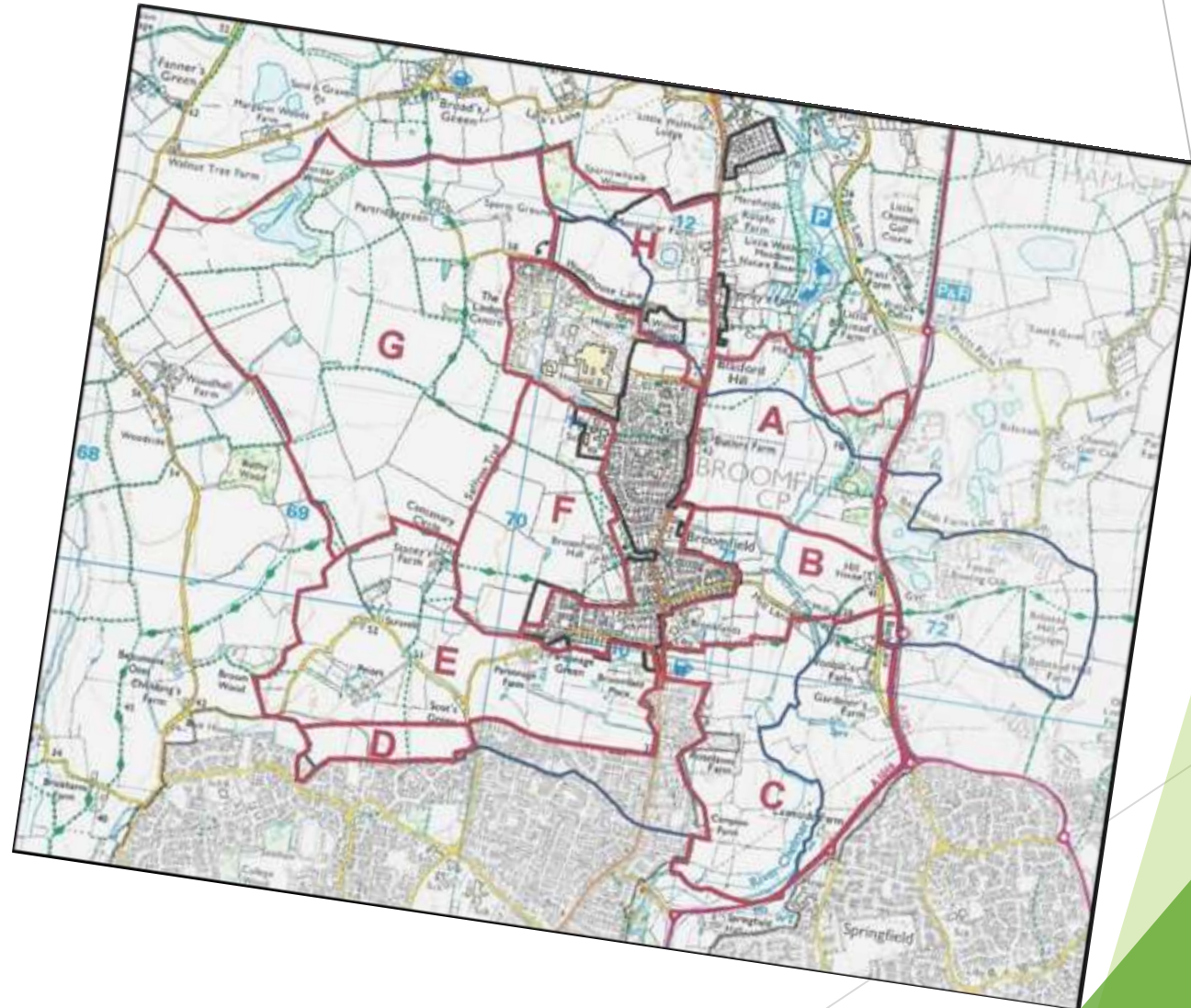
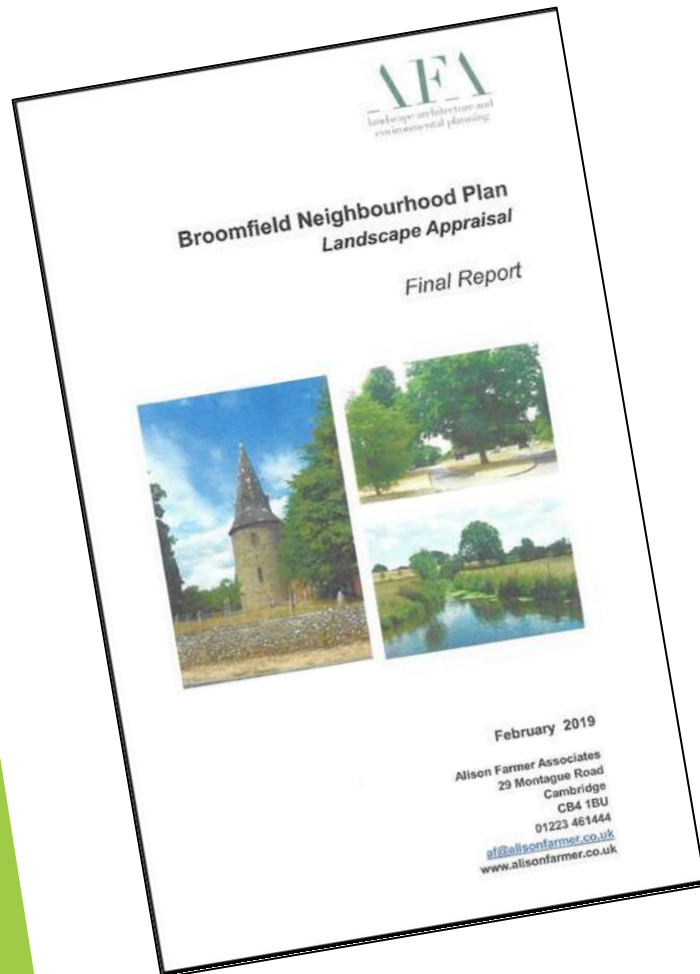
## Working Vision for NP:

By and large, Broomfield is a contented place with no great demand for change, except the level of traffic. The vision should be to enhance and protect its current assets but also to propose some radical approaches to reducing traffic and the impact of traffic.

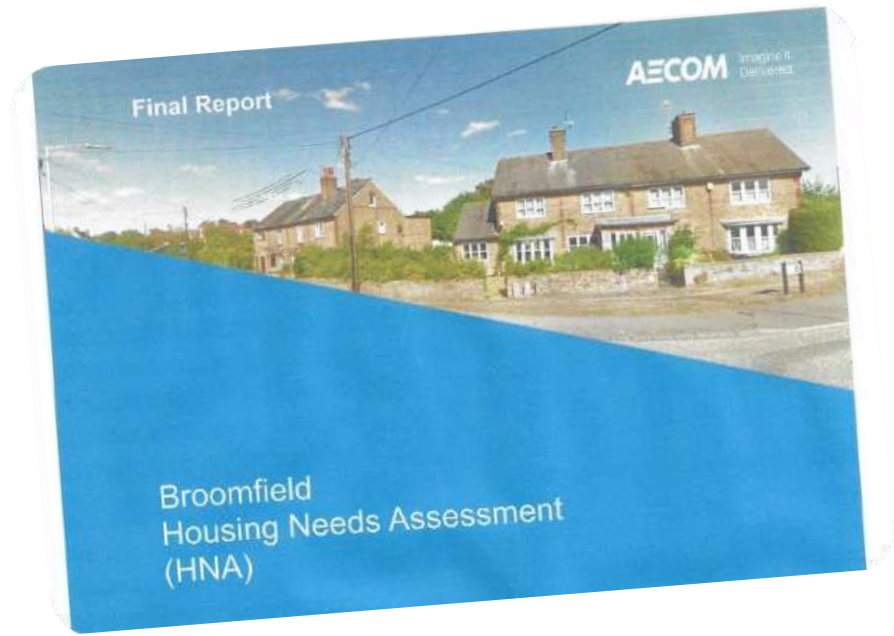




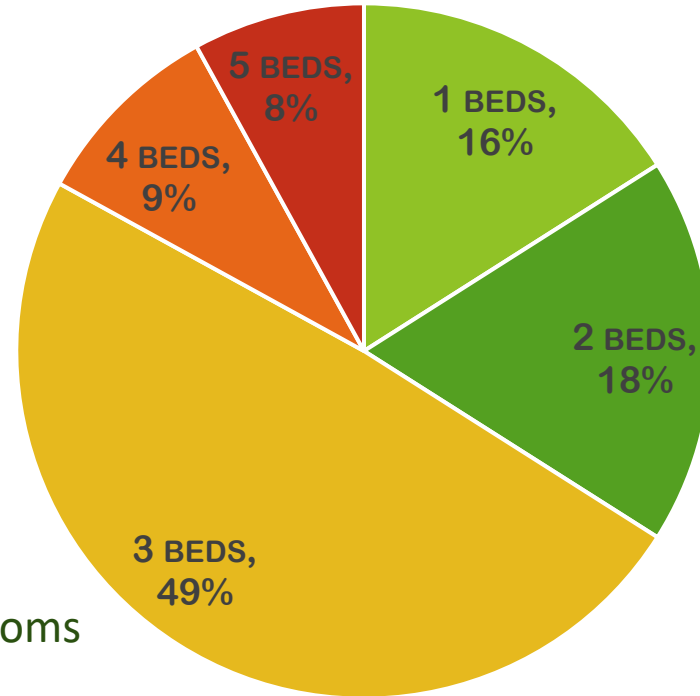
# Evidence – The Landscape Appraisal



# Evidence - Housing Needs Assessment (HNA)



SUGGESTED HOUSE SIZES



- ✓ 25% of new residential units should be social or affordable rent, mostly with one to two bedrooms
- ✓ 10% of homes in a new development should be for affordable home ownership. Most of these dwellings should be 25% and 50% shared ownership
- ✓ More private rented homes recommended.



# Other Evidence Documents

Community Profile  
(Village Demographics)

Views Assessment (in progress)

Site Allocation Study  
(in progress)

Design Guide

Environmental Impact  
Assessment (if req'd)





# Potential NP Policies (in addition to Local Plan) - including:

- ▶ Preventing Coalescence
- ▶ Protection of Important Views and Landscape Character
- ▶ Protecting the Pleshey Plateau
- ▶ Trees, Woodland and Hedgerow Features
- ▶ Flood Risk Mitigation





## Potential NP Policies (con't)

- ▶ Sustainable Building
- ▶ Development Design
- ▶ Housing Mix
- ▶ Protecting Existing Retail Premises
- ▶ Cycle Route





# Potential Community Aspirations

Proposals that can't be included as planning policies. May include:

- ▶ Cycleways and Traffic
- ▶ GP Surgery/health facilities
- ▶ New woodland (esp. adjacent to Bloor site)
- ▶ 'Southern Green Wedge' - improving access & leisure
- ▶ Enhancing the visual impact of the Felsted Field gap
- ▶ Conservation areas around Angel and Parsonage Greens
- ▶ Making Broomfield carbon neutral



# The Timetable 2021

- ▶ Dec 20 PC Introduction and Progress Report
- ▶ Jan PC First Draft of Plan
- ▶ Feb PC Second Draft. Approval for Regulation 14 Consultation
- ▶ Mar/Apr Regulation 14 Consultation
- ▶ May/June Consider comments and make amendments
- ▶ June Approve amended draft and submit to Chelmsford City Council

# The Timetable 2021/2

- ▶ Sept/Oct? Regulation 16 Consultation
- ▶ Dec??? Examination
- ▶ Feb/Mar??? Referendum
- ▶ April??? If approved by 50+% of voters, the NP is adopted.

**THE END!**

