

Broomfield Neighbourhood Plan – a Blueprint for Broomfield

A neighbourhood plan (NP) is a blueprint for a local area drawn up by community representatives, with the parish council. The final version is put to a local referendum, so that local voters have the final say.

Our NP Steering Group has been working on the Broomfield NP since 2016. It's a long, thorough process as it must be based on consultation with the local community and on a wide range of relevant planning evidence. You may remember the extensive residents' questionnaire in 2017.

The draft NP is almost ready for the next round of extensive consultation in the Summer – watch out for that! You can read more information about the NP in the next edition of Broomfield Times – or on our website: www.broomfieldessex.co.uk

What's this got to do with the Land South of Broomfield Place?

We need to know whether you want us to include the ECC proposal in the draft NP or not. If we do include it as a 'Site Allocation', there will be more opportunities to comment when the NP goes through future stages of consultation.

If the proposal doesn't get the necessary support from you as residents, the proposal won't be included in the draft NP. That means the land will stay classed as 'rural land outside the Green Belt', where the presumption is normally against development. The landowner could still put in a planning application, but it is much less likely to be approved if it's not in the final Neighbourhood Plan.

So, we need your views now. Then we can either include it in the NP or not and have the draft NP ready for consultation in the Summer.

Have Your Say – by Tuesday 6th April at the latest.

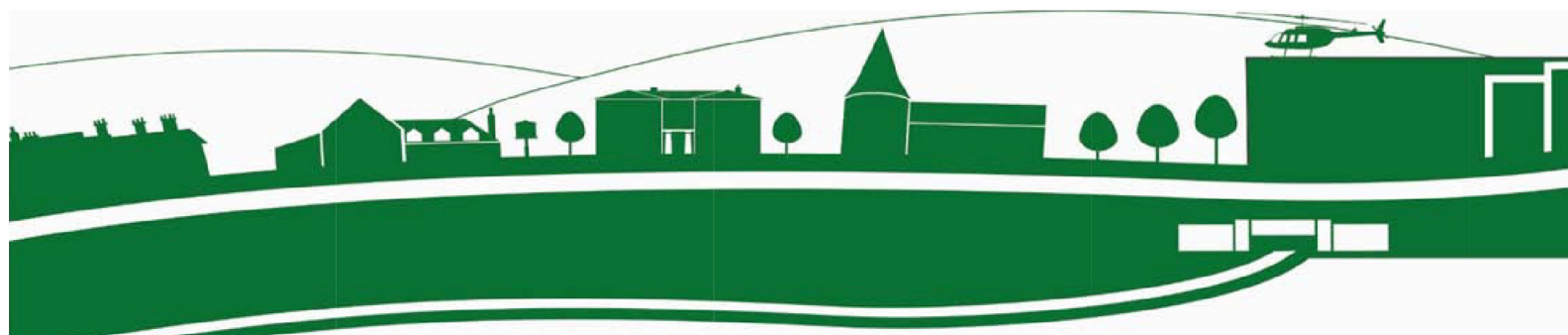
Have your say by sending back the reply slip; by e-mail or by responding online. Full details are on the reply slip.

How can I get more Information?

There is a list of questions and answers on our website at www.broomfieldessex.co.uk. If you don't have internet access, we can print them off for you - just call 01245 441660 and leave a message.

If your question isn't on the list already, e-mail us at np@broomfieldessex.co.uk or send it to the Planning Officer at the Village Hall (address above). We'll add new questions and answers to the list as we go.

Thank you for your help and interest - Broomfield Neighbourhood Plan Steering Group



It's Your Village, Have Your Say

BROOMFIELD NEIGHBOURHOOD PLAN

LAND SOUTH OF BROOMFIELD PLACE

Please tell us what you think of this proposal for new open green space and community buildings.



After 2½ years of thought and discussion, Essex County Council has now made a definite proposal for its land south of Broomfield Place (outlined in red on the map). They would like to build a training centre for adults with learning difficulties, on and around the old car park. It would include other community facilities too.

The rest of the land would mostly be open green space for local people to enjoy.

READ ON FOR MORE DETAILS!

**PLEASE TELL US IF YOU SUPPORT THE PROPOSAL OR NOT, USING THE REPLY SLIP OR BY GOING ONLINE.
REPLY BY TUES 6th APRIL.**

The Story So Far...

These 6 acres were once the parkland of a grand house – Broomfield Place (now back in private ownership). In its heyday, it boasted several spectacular redwood trees, though only one or two survive. The site is very overgrown and quite wild, though you can still see traces of its former glory. There is no official public access, so many local residents don't know it's there.

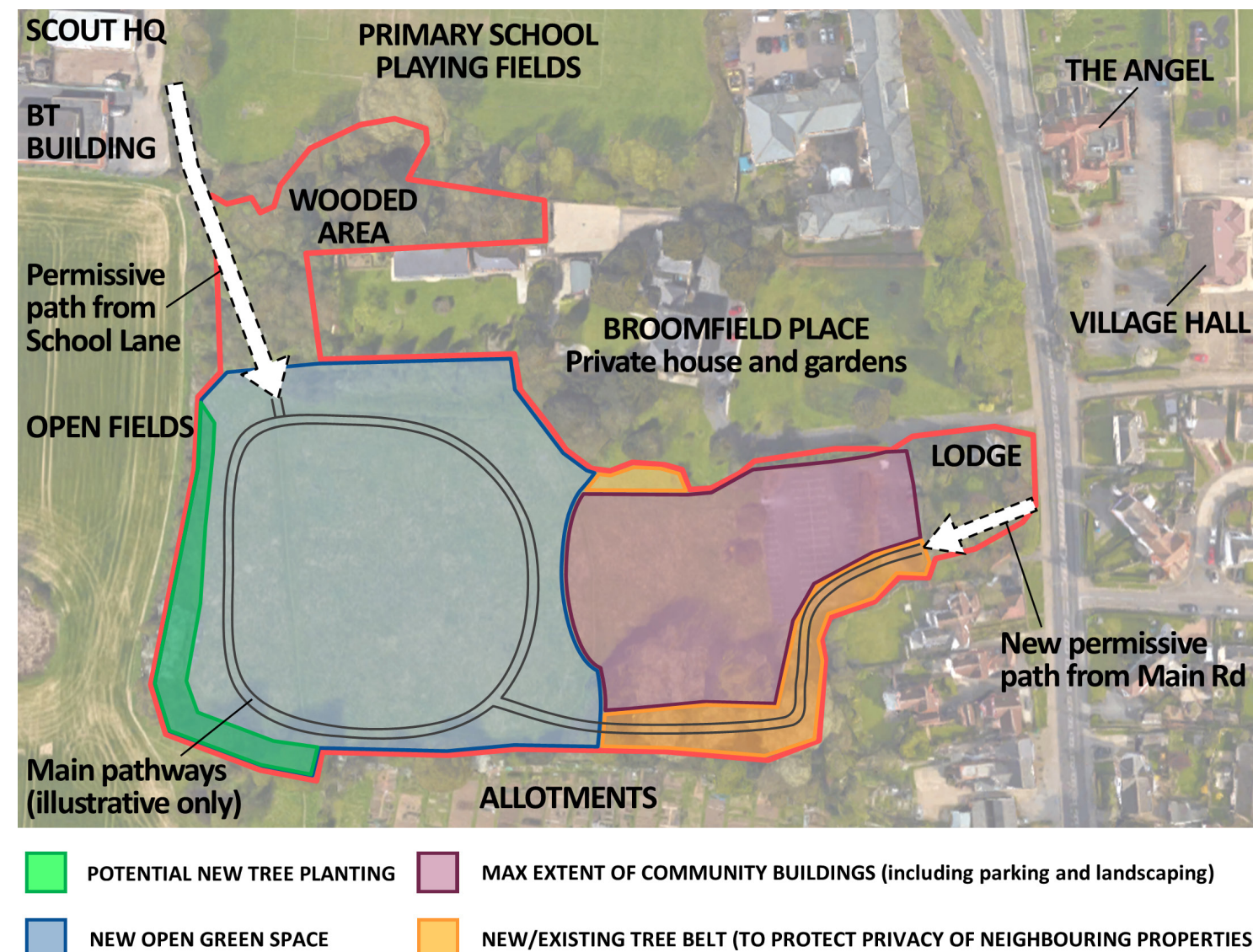
When the house was sold in 2008, the County Council (ECC) kept the parkland to use for a new primary school, but it isn't needed for that now. So, in 2018, Broomfield Parish Council (the PC) started discussions with ECC about using the land for community facilities instead. A residents' survey was carried out in 2019. The most popular ideas were: a new library, a café, a GP surgery and a nature reserve.

At first, ECC wanted to sell the land for retirement housing. However, after listening to the residents' views that the PC put forward, they have now submitted a very different proposal.

Proposal: The Centre

ECC would like to build a multi-purpose day centre for disabled adults with support needs, on and around the old car park. It would take up about ½ hectare (20% of the site), including external areas, car parking and landscaping. It's early days, so the proposal will doubtless evolve as more work is done. However, the vision is to provide:

- support for adults with learning difficulties. The centre would include space for small enterprises to be set up; and for interaction



with the local community, such as craft or plant sales.

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

The building would have to respect the setting of Broomfield Place (a Grade 2 listed building). The permitted planning use would be specifically for community facilities, so it couldn't be used for commercial residential, retail or offices. A small centre like this would only generate limited traffic, so a new vehicle access wouldn't be needed.

Proposal: The Open Green Space

About half the site (1½ hectares) would be open green space, with public access via permissive paths (see map). This is broadly in line with recent professional studies about Broomfield. These have stressed that the site has only limited capacity for development. Responses to the PC residents' survey in 2019 also indicated that most local residents would like a lot of the site to remain as open green space.

We think this space could be a great tranquil, natural space – a bit more quiet, natural and informal than the area around the Village Hall. It could maybe include:

- Firm, landscaped paths for wheelchair and buggy users and more frail residents

- Sensory gardens for people living with dementia
- Semi-wild areas for families with young children to explore or have picnics
- Quiet wildlife areas for biodiversity and for stressed, busy people to chill out
- Features that recreate aspects of the parkland's history (e.g. replanting some of the ancient redwoods) – maybe some local people could help to restore and maintain the area.

Those are just a few ideas to get you thinking. Please include any ideas you have in your reply, even if they are quite different. We will discuss them with ECC (whose agreement, as landowner, would be needed).

Remaining Area (approx. ¾ hectare)

Some of this is needed for access and pathways; and some for creating a new tree belt to protect the amenity of neighbouring properties. There is also an area of semi-wild woodland and ponds looping round the back and north side of Broomfield Place garden which is difficult to find an obvious purpose for. Perhaps it could be used as an outdoor adventure area by children's/youth organisations? Or just left semi-wild?

Again, all ideas and suggestions are very welcome.

Please turn over - nearly there!