PL045

BLOOR HOMES

BLASFORD HILL

BROOMFIELD

MASTERPLAN FRAMEWORK

OCTOBER 2020

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1. INTRODUCTION

THE VISION FOR BLASFORD HILL

Blasford Hill, created for the 21st Century responding to people's desires not only for quality new homes but for a whole new way of life, one that's sustainable, healthy, convenient and community focused. Blasford Hill will give people a chance to own a home in their local community, by delivering a variety of homes to meet local needs.

The development will deliver new areas of high-quality open space as part of a comprehensive green and blue infrastructure network that connects with the existing landscape setting helping to enhance existing wildlife habitats and improve biodiversity. Blasford Hill aims to create a community that integrates with the existing residents of Broomfield and Little Waltham.

Blasford Hill will be an exemplar development of the highest standards – a place where people genuinely want to live and work and play. Designed to minimise the use of the car and maximise walking, cycling and local public transport, to help encourage healthy living and community interaction ensuring that Broomfield remains a great place to live.

THE DEVELOPER - BLOOR HOMES

PLACEMAKING IS AT THE VERY HEART OF EVERYTHING WE DO – DELIVERING HOMES PEOPLE WANT TO LIVE IN.

Bloor Homes has 50 years continuous experience in promoting and developing major housing schemes across the UK. Today, it is one of the largest privately-owned house building companies in the UK, building 4,000 new homes each year ranging from one-bedroom apartments to traditional family homes.

Our long term family ownership and simple structure provides certainty which is not susceptible to change or disruption.

We deliver high quality homes and infrastructure which are designed to complement the local area. Recognising the importance of working collaboratively with those who live and work in the area, creating good places that promote health happiness and wellbeing.

SIBLE HEDINGHAM, BRAINTREE DISTRICT COUNCIL

This application saw 193 plots created on a Brownfield Site which consisted of the redevelopment of the former redundant Premdor Factory into beautiful 2 to 5 bedroom homes. It ensured ecological enhancement to the existing woodland surrounding the area, alongside the creation of a new river walk and cycle link.

We worked very closely with the local authority, and the construction of the work hub building was gifted to Braintree District Council as was land secured for future healthcare.

ROWHEDGE, COLCHESTER BOROUGH COUNCIL

This application in Rowhedge delivered 170 plots in a sensitively designed new mixed-use residential neighbourhood within the settlement boundary of the area formally known as Rowhedge Wharf.

It transformed the 4.9 hectares of degraded Site through comprehensive regeneration and provided new homes, which included 2 to 5 bedroom homes. Full planning permission was granted in August 2015 by Colchester Borough Council. In addition, provisions were made to improve ecological habitats.

SEVERALLS, COLCHESTER BOROUGH COUNCIL

The re-development of the former Severalls Hospital saw the creation of a high-quality residential development with reserved matters approved in April 2106 by Colchester Borough Council. The Site was allocated through the adopted Local Plan and consisted of 750 plots of 2 to 5-bedroom homes.

The Site's historical use, character, design and landscape was an important element to capture within the proposed design which saw the re-development of listed buildings as well as ensuring ecological enhancement, in-particular for bats.

2. CONTEXT & SITE ANALYSIS

SITE LOCATION

The Site lies around 4 miles (6.43km) north of Chelmsford city centre, between the villages of Broomfield and Little Waltham. The Site falls jointly into the Parishes of Broomfield and Little Waltham as illustrated on the map opposite. To the north west lies the hamlet of Broad's Green whilst to the east is Little Waltham Meadows Nature Reserve. Broomfield Hospital and Farleigh Hospice are located immediately to the south of the Site which occupies a significant area.

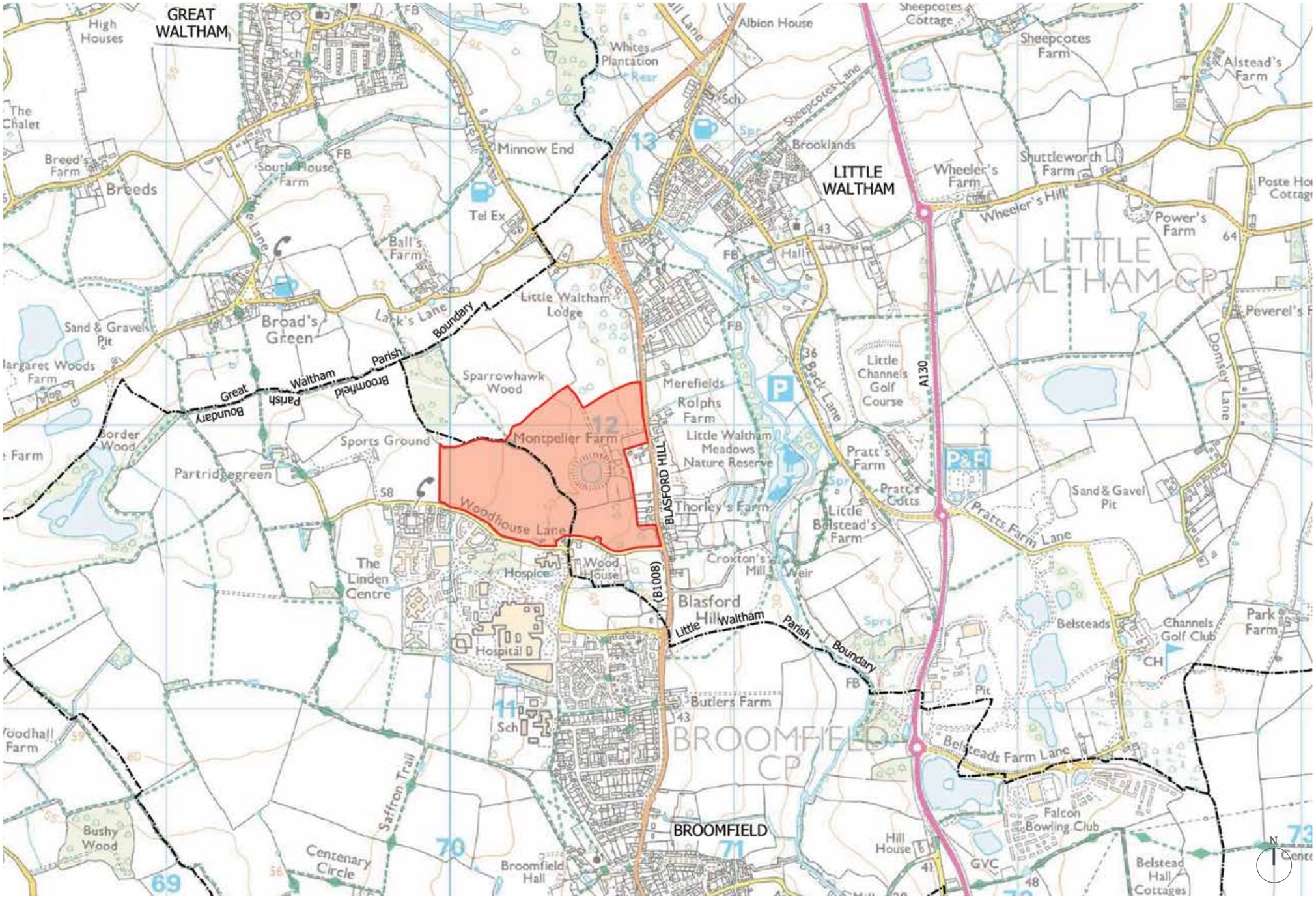
Broomfield has a population of approximately 4,000 people and offers a good range of services and facilities. The village extends out along the B1008 main road from Chelmsford city centre although most of the built up area is on the western side with the Chelmer River Valley to the east.

Little Waltham village and parish has a population of around 1,200 people. It has a pub, GP surgery, church, school, and two halls. The village has an attractive centre and a number of historic buildings.

The Site is located within the borough of Chelmsford City and the Council is the local planning authority.

The following pages explore the Site, its context, planning policy, character and technical considerations in more detail.

Masterplan Site Area



Local Context Plan

SITE DESCRIPTION

The Site comprises approximately 28 hectares (ha) and lies on the northern edge of Broomfield, to the west of Blasford Hill (B1008) and to the north of Woodhouse Lane.

The Site is predominantly in agricultural use, bisected by trees and hedgerow on the alignment of a ditch and public right of way. The public footpath connects Sparrowhawk Wood to the north with Woodhouse Lane and North Court Road to the south.

The hard standing area to the west of the scaffold yard has also been included within the masterplan boundary. Although this area is not included within the Local Plan Allocation it helps to show how the area could be comprehensively masterplanned.

The Site contains an agricultural reservoir which is well established, created around 1976. To the east of this feature lies a group of commercial buildings. Trees and hedges define the northern and southern boundaries of the Site. The banks around the reservoir comprise grassland, scrub and immature trees.

The land to the north comprises fields currently in agricultural use whilst located to the west of the Site are the King Edwards Grammar School (KEGS) sports pitches. The southern boundary is defined by Woodhouse Lane beyond which are Broomfield Hospital, Farleigh Hospice and a small area of woodland known as Puddings Wood located between them.

Located in the south east corner at the lowest point of the Site lies a field which is currently semi-improved neutral grassland and contains a few tree preservation orders within it. Adjacent to the eastern boundary is Blasford Hill, Montpelier Farm, commercial buildings (Scaffold Yard), the rear gardens of the adjoining housing, and allotments.

A planning application for residential development had been submitted on land to the south east corner of the Masterplan boundary (land north of Woodhouse Lane and west of Blasford Hill), and which forms part of the Site Allocation. Planning permission had been granted in 2018 for 11 dwellings on this land.

Masterplan Site Area

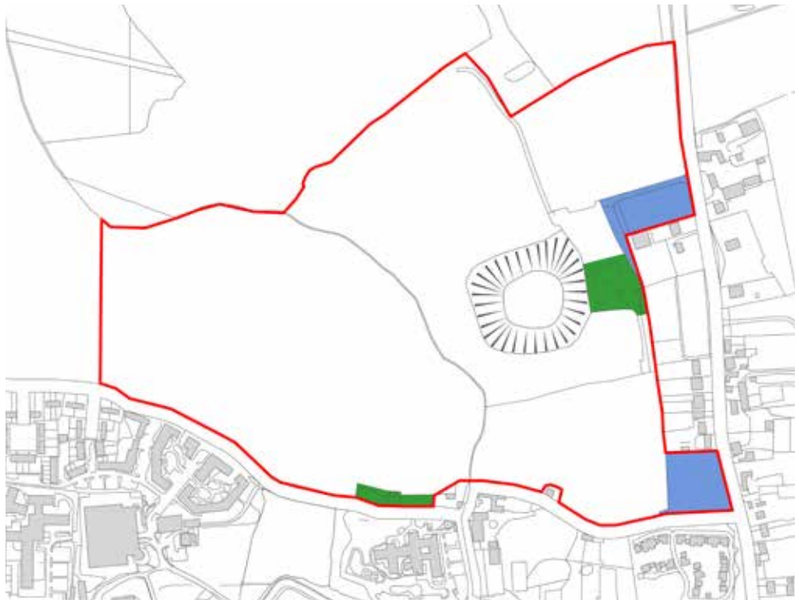
Aerial photo of the Site

SITE CONTEXT

SITE AND CONTEXT ANALYSIS

The Site is currently open countryside, characterised by an undulating agricultural landscape and includes an agricultural reservoir. Given the Site topography and surrounding tree belts, long distance views are limited to the east and the valley of the River Chelmer. Short views are afforded to open countryside to the north west, Puddings Wood and Broomfield Hospital to the south. Immediately along the western edge is the King Edwards Grammar School playing fields with Sparrowhawk Wood to the north west. To the north are open fields, and on the eastern boundary there are a few residential properties (of which some are listed), Montpellier Farm, allotments, Scaffold yard and commercial buildings. The southern boundary is defined by Woodhouse Lane, a cluster of residential properties, hedges and small woods. Broomfield Hospital, Farleigh Hospice and the village of Broomfield are beyond. It is expected that the masterplan will respond positively to these Site characteristics.

- Important local views are afforded from the existing public footpath that crosses the Site, running alongside a farm ditch.
- Topography determines that surface water flow routes and natural ponding occurs within the centre of the Site, the reservoir and in the south eastern corner.
- The south eastern element is the historic context for a rural hamlet of listed properties along Blasford Hill and was once the parkland grounds for Wood House located to the south of Woodhouse Lane.
- Trees and hedges sit along the southern boundary and within the south eastern field.
- There are sensitive uses on the south and eastern edges.



Masterplan Site Area

Land in addition to allocation under the control of Bloor Homes

Land in the allocation that is not under the control of Bloor Homes

Masterplan Site Area
Listed Buildings
Non Designated Heritage Assets
Scheduled Monument
Conservation Area
Local Wildlife Site
Ancient Woodland
Trees / Woodland
Playing Fields
Green Wedge
Open Space
Countryside
Allotments
School Playing Fields
Registered Parks and Gardens
PRoW
Footpath Through Puddings Wood
Cycle Route
Consented Development
Flood Zone 2 & 3
Japanese Knotweed
Scaffold Yard
Land Used for Scaffold Business
Broomfield Hospital (Up to 4 Storeys)
Farleigh Hospice
Education
Noise Source
Country Lane with Prominent Tree/Hedge
Shops
Public House
Place of Worship
Library
Bus Stops

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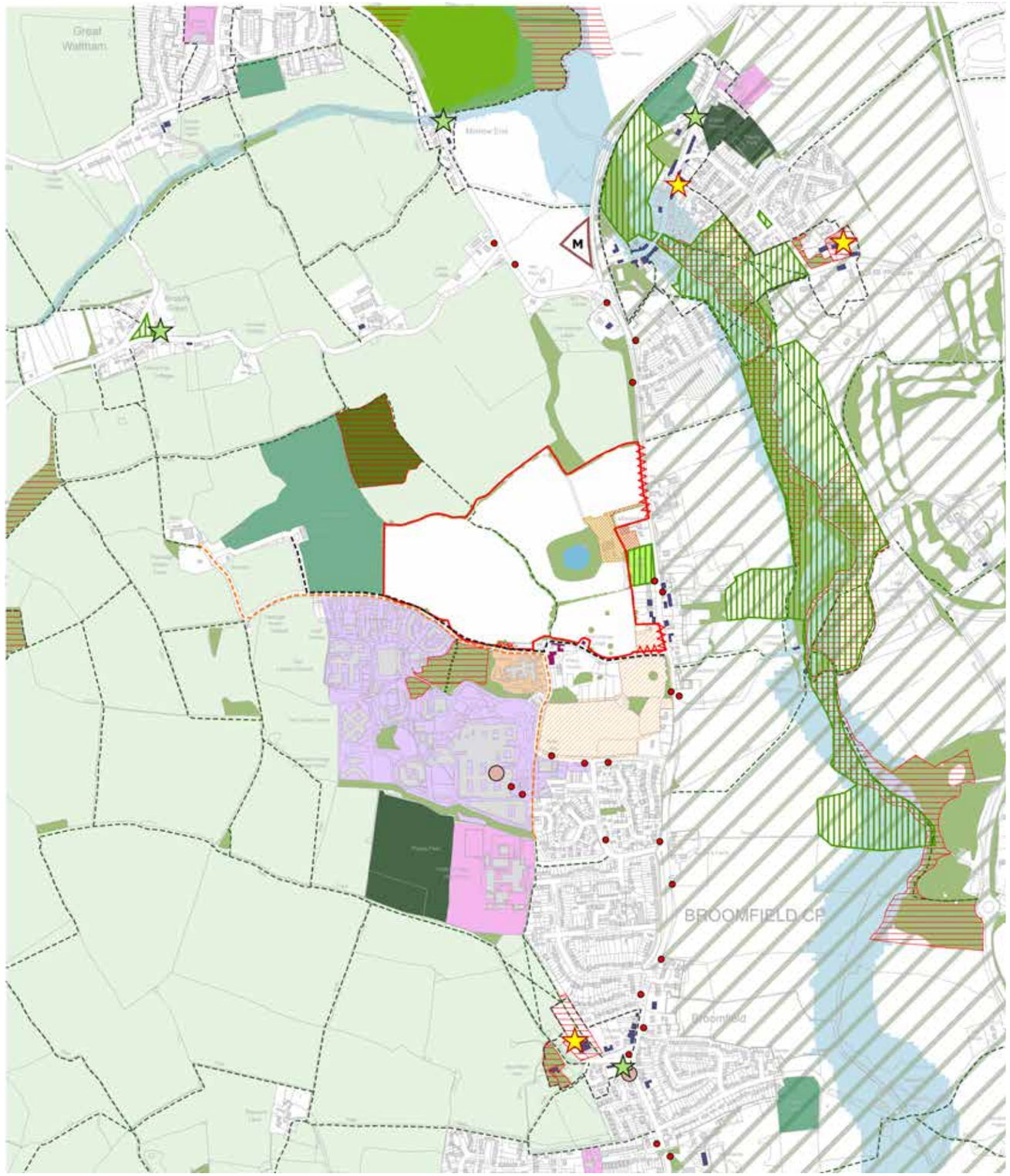


Site Context Plan

View looking south along Blasford Hill towards Broomfield (Site on right hand side)

View looking east along Woodhouse Lane to Northcourt Road

Agricultural Reservoir

PRoW leading onto Woodhouse Lane

View looking east along Woodhouse Lane with Coach House on the right

Agricultural Reservoir setting located within the Site

View looking north east across the Site from Woodhouse Lane with Broomfield Hospital on the right

PLANNING POLICY

NATIONAL PLANNING POLICY

This masterplan document and supporting plans have been prepared with reference to local and national planning policy guidance. This section provides a summary of those relating to design.

National Planning Policy Framework (NPPF, 2019)

The Council's Pre-submission Draft Local Plan (dated January 2018) was examined by the Secretary of State in November and December 2018, and was therefore subject to the policies contained within the previous Framework (2012), as part of the transitional arrangements stipulated within paragraph 214 of the update NPPF (2018).

The revised National Planning Policy Framework (NPPF) was introduced in February 2019, and sets out the government's planning policies and how these are expected to be applied. The NPPF still maintains the 'Presumption in Favour of Sustainable Development' for both planmaking and decision-taking. Paragraph 11 of the NPPF makes clear how the presumption in favour of sustainable development should be applied. This paragraph is at the heart of the plan making and decision-taking processes.

Masterplans are not explicitly referenced within the NPPF, though are a design tool to aid developers in achieving high design standards as part of their development proposals. Accordingly, Paragraphs 124 of the NPPF makes clear that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' This a thread that runs through the Masterplan document.

In support of the NPPF, there are particular references within the Planning Practice Guidance (PPG) that assist the masterplan document.

Paragraph 032 Reference ID: 26-032-20140306, of the PPG states:

> 'Masterplans can set out the strategy for a new development including its general layout and scale and other aspects that may need consideration. The process of developing masterplans will include testing out options and considering the most important parameters for an area such as the mix of uses, requirement for open space or transport infrastructure, the amount and scale of buildings, and the quality of buildings.
>
> Masterplans can show these issues in an indicative layout and massing plan where the shape and position of buildings, streets and parks is set out. Masterplans can sometimes be submitted for outline planning permission or they can be adopted as local policy requirements.
>
> Care should be taken to ensure that masterplans are viable and well understood by all involved. In particular graphical impressions of what the development will look like should not mislead the public by showing details not yet decided upon as certainties.
>
> Masterplans, briefs and site policies can stay in place for a long time. They need to be flexible enough to adapt to changing circumstances.'

National Design Guide

On 1st October 2019, the Ministry of Housing, Communities & Local Government published the National Design Guide. This addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.

The National Design Guide is based on national planning policy, practice guidance and objectives for good design as set out in the NPPF.

LOCAL PLANNING POLICY

Local Plan

The timeline for the Chelmsford Draft Local Plan is as follows:

- Regulation 18 – Preferred Options consultation: March 2017.
- Regulation 19 – Pre-submission Draft Local Plan consultation: February 2018.
- Examination in Public of the Draft Local Plan: November/December 2018.
- Main Modifications consultation: August 2019, and
- Adoption of the Local Plan: anticipated early 2020.

Devising this masterplan has resulted from a requirement stipulated within the draft Local Plan. Strategic Priority 8 (Creating Well Designed and Attractive Places, and Promoting Healthy Communities) of the Local Plan, makes clear that the 'plan' will encourage the use of masterplans and design codes where appropriate for strategic scale developments. This in turn feeds into the overarching spatial strategy (Strategic Policy S9), which requires that 'Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.'

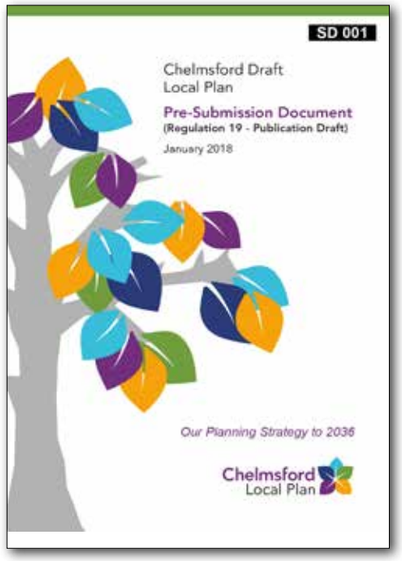
Following on from Strategic Policy S9, the Strategic Growth Site subject to this masterplan document is Location/Site 6 (North of Broomfield). This Site is supported by its own 'Strategic' policy (Strategic Growth Site 6). This policy seeks to deliver a 'high-quality landscape-led development that maximises opportunities for sustainable travel.' The policy requires the following to be provided, and also includes additional text made by the Main Modifications:

Amount and type of development:

- Around 450 new homes of mixed size and type to include affordable housing.

Supporting on-site development:

- Neighbourhood Centre.
- Provision of a new stand-alone early years and childcare nursery located in the southern portion of the Site.



Site masterplanning principles:

Movement and Access

- Main vehicular access to the Site will be from Blasford Hill (B1008).
- Provide a new vehicular access road to serve the development and provide access to Broomfield Hospital and Farleigh Hospice.
- Provide pedestrian and cycle connections.
- Provide a well-connected internal road layout which allows for bus priority measures.

Historic and Natural Environment

- Conserve and where appropriate enhance the setting of the listed buildings on Blasford Hill and the non-designated heritage assets Wood House, the Coach House and Wood House Lodge adjoining the Site.
- Protect and where appropriate enhance the setting of the nearby Scheduled Monument to the north of the Site.
- Mitigate the visual impact of the development.
- Enhance the historic environment.
- Create a network of green infrastructure.
- Provide suitable SuDs and flood risk management.
- Ensure appropriate habitat mitigation and creation is provided.
- Undertake a Minerals Resource Assessment.
- Undertake an Archaeological Assessment.

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the Site.

Site infrastructure requirements:

- Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority.
- Appropriate improvements to the local and strategic road network as required by the Local Highways Authority.
- Appropriate measures to promote and enhance sustainable modes of transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate.
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.
- Financial contributions to delivery of the Chelmsford North East Bypass, primary and secondary education, and community facilities such as healthcare provision as required by the NHS/CCG.

There are several key policies that are pertinent to the masterplan in design terms, which are as follows:

Strategic Policy S1 'Spatial Principles' lists the guiding Spatial Principles which include; locating development at well connected sustainable locations, protecting and enhancing the character of valued landscape, heritage and biodiversity, respect the pattern and hierarchy of existing settlements, and, ensure new development is served by necessary infrastructure.

Strategic Policy S5 'Conserving and Enhancing the Historic Environment' states that the Council will protect and enhance the Historic Environment, which includes, amongst other designated and non-designated heritage assets, Scheduled Ancient Monuments and Listed Buildings.

The need to protect and enhance the natural environment and plan positively for biodiversity networks is outlined in Strategic Policy S6 'Conserving and Enhancing the Natural Environment'.

Policy HO1 'Size and Type of Housing' details the key building design parameters that major residential developments will need to adhere to, specifically:

A) Within all developments of 10 or more dwellings the Council will require:

i. The provision of an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities; and

ii. 50% of new dwellings to be constructed to meet requirement M4(2) of the Building Regulations 2015 (accessible or adaptable dwellings), or subsequent government standard.

B) Within all developments of 30 or more dwellings the Council will require A)i and A)ii above, and:

i. 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015 (wheelchair user dwellings), or subsequent government standard.

C) Within all developments of more than 100 dwellings the Council will require A)i, A)ii and B) i above, and:

i. 5% self-build homes which can include custom housebuilding. At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for selfbuild/ custom build homes; and

ii. Provision of Specialist Residential Accommodation (including Independent Living) taking account of local housing needs.

Policy NE3 'Flooding/ SUDS' aims to ensure that development sites are safe from all type of flooding and that future development does not give rise to adverse flood risk or surface water drainage. All major development will be required to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risk elsewhere.

The policies which relate to ensuring that development is of a high quality design and that it responds successfully to its context are explained within planning policies MP1 'High Quality Design' and MP2 'Design and Place Shaping Principles in Major Development'. The policies provide broad principles that new development should follow to ensure that it is of a high standard of design.

Appendix A 'Development Standards' provides greater clarity on the criteria that will be used to determine the design quality of schemes and includes standards such as privacy and proximity standards, private amenity space standards and recycling and waste specifications.

The Strategic Growth Site 6 (Policy SGS6) only requires a 56 place early years facility. This is in reflection of the scale of development proposed.

Other policies which are of relevance and considered as part of the Masterplan document are as follows:

- HE1 – Designated Heritage Assets.
- HE2 – Non-Designated Heritage Assets.
- HE3 – Archaeology.
- NE1 – Ecology and Biodiversity.
- CF1 – Delivering Community Facilities.

Further to the above, Policy S11 (Infrastructure Requirements) is a strategic policy that sets out the infrastructure required to facilitate the development identified within the Local Plan. This policy is of particular relevance to Strategic Growth Site 6 as there are infrastructure requirements listed within the site specific policy over and above items listed within Policy S11.

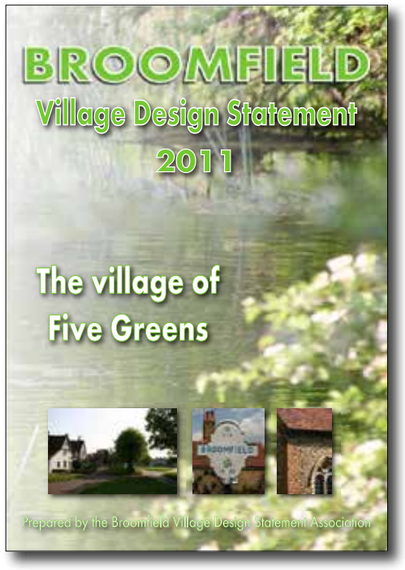
NEIGHBOURHOOD PLAN

The Site crosses the boundary of two Parish Councils: Broomfield Parish Council and Little Waltham Parish Council.

Broomfield Parish Council are in the process of drafting their Neighbourhood Plan, and have formally designated their Neighbourhood Area. Little Waltham Parish Council have not yet commenced with either formally designated their area, or the drafting of a Neighbourhood Plan. Both Parish Councils have been engaged with in respect of the Masterplan process.

BROOMFIELD VILLAGE DESIGN STATEMENT

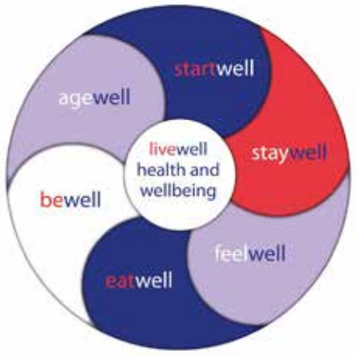
The Broomfield Village Design Statement (VDS) was published in 2011, and was produced to aid and direct future development to integrate within the existing village. Given the age of the VDS it does not consider the proposed development subject to this application in any detail, or does it comply with any current national or local planning policies. The VDS does, however, provide some helpful context in understanding the local vernacular and wider settlement of Broomfield.



LIVE WELL

An important element of any development coming forward is incorporating and delivering health and wellbeing. Health and wellbeing are intrinsically linked to both individuals and their environment. Health inequalities are heavily influenced by a wide range of socio-economic factors including housing, education, jobs and worklessness.

It is considered that acknowledging developments would be of greater benefit for planners and developers as well as the public who can be given some assurance that these environments have the potential to support their health and wellbeing. Development proposals that may come forward for this Site will have the opportunity to sign up to the 'Livewell Developer Charter', which commits developers to support the health and wellbeing principles within an accreditation scheme.



SECURED BY DESIGN

Secured By Design (SBD) is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. As a police organisation working alongside the Police Service in the UK, this seeks to achieve sustainable reductions in crime through design and other approaches.

SBD has produced a series of helpful Design Guides to assist the building, design and construction industry to incorporate security into developments to comply with the Building Regulations and meet the requirements of SBD.

CHELMSFORD OPEN SPACE STUDY

The Open Space Study was carried out in 2016 by consultants on behalf of Chelmsford City Council. The overall Chelmsford Open Space, Sports and Recreational Facilities Study comprises six reports.

The Open Space Study is presented in two parts. The main report comprises an overview of the whole study and includes details on local needs, methodology, open space typologies and analysis of provision. The second report comprises six green space area profiles which provide more localised information.

CHELMSFORD GREEN INFRASTRUCTURE STRATEGIC PLAN

The Green Infrastructure Strategic Plan draws from a wide range of plans, programmes and strategies developed within the City and by partners. As part of a Research and Evidence Base, these documents have helped to inform the identification of the character and opportunities associated with Green Infrastructure across the City Council area and beyond, reflecting both the wide spatial reach of the Green Infrastructure Strategic Plan and its delivery through partnership working. The Green Infrastructure Strategic Plan is a starting point for identifying and targeting gaps in provision, providing a framework for new development and determining how existing assets can be used to better effect. Habitat Regulations

HABITAT REGULATIONS

The Planning Policy Guidance (PPG) refers to Habitat Regulations by stating 'A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it.'

As referenced within the Masterplan document, an extended phase 1 Habitat Survey has been undertaken. This survey assessed the suitability of the Site to support protected species and protected habitats. In addition to this, under the Habitat Regulations it is likely that an Appropriate Assessment (AA) is required for the development that could be delivered on the Site, though this can be applied at the application stage.

ESSEX RAMS

Further to the HRA, Essex Councils have produced a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). As part of the RAMS, screening is undertaken to identify the Natura 2000 sites which may be affected by the proposed development. The Site falls within the Recreational Zone of Influence (ZOI) of the following Natura 2000 and Ramsar sites:

- Blackwater Estuary (SPA and Ramsar) – Recreational ZOI - 22km (15.1km from Development Site).

The following Natura 2000 sites were highlighted as having ZOIs which encompassed the Site:

- Blackwater Estuary SPA.
- Blackwater Estuary Ramsar site.
- Essex Estuaries SAC.

As a result of increased recreational pressure, it is predicted that the identified Natura 2000 sites will be subject to a 'Likely Significant Effect' caused by the proposed development subject to the Masterplan. Accordingly, any proposed development within the Site will be subject to the Essex RAMS tariff. The calculated RAMS tariff is £122.30 per dwelling (Essex County Council, 2018), as well as the need to consider on-site recreation facilities to mitigate wider disturbance or ZOI receptor areas.

Masterplan Considerations

- The proposals need to accord with the planning policy framework set out unless material considerations dictate otherwise.
- This includes various infrastructure requirements, levels of open space provision and housing mix.
- The development proposals need to demonstrate that they align with best practice design guidance.
- The Chelmsford Local Plan masterplanning principles should be incorporated.
- On-site recreational facilities should be provided to mitigate wider disturbance on ZOI receptors areas.
- Commitment to Live Well principles

LOCAL COMMUNITY FACILITIES & SERVICES

The Site is well served by the existing facilities and services located in Broomfield and Little Waltham. The opportunity to share and enhance existing services will help integrate the new community with the existing residents and promote community cohesion.

SHOPS

The nearest supermarkets are the Co-operative and Londis, both located along Main Road in the centre of Broomfield. There is also a small Marks & Spencer located within Broomfield Hospital.

RECREATION AND OPEN SPACE

There are sports and recreation facilities located in Broomfield and Little Waltham which include football and cricket clubs. There are public footpath routes to these destinations expanding out from the Site in all directions, including into Broomfield centre and Little Waltham. There are a number of cycle routes locally with plans in place for improvements.

EMPLOYMENT

Broomfield Hospital, adjacent to the Site, is one of the largest employers in the Chelmsford area. In addition to other smaller scale employment opportunities within the village, Chelmsford city centre is approximately 4 miles (6.43km) away and easily accessible by bus.

Chelmsford also provides a direct train service to London Liverpool Street taking approximately 34 minutes.

HEALTH

The Site is well located in terms of health provision with easy access to Broomfield Hospital and doctor's surgery in Little Waltham.

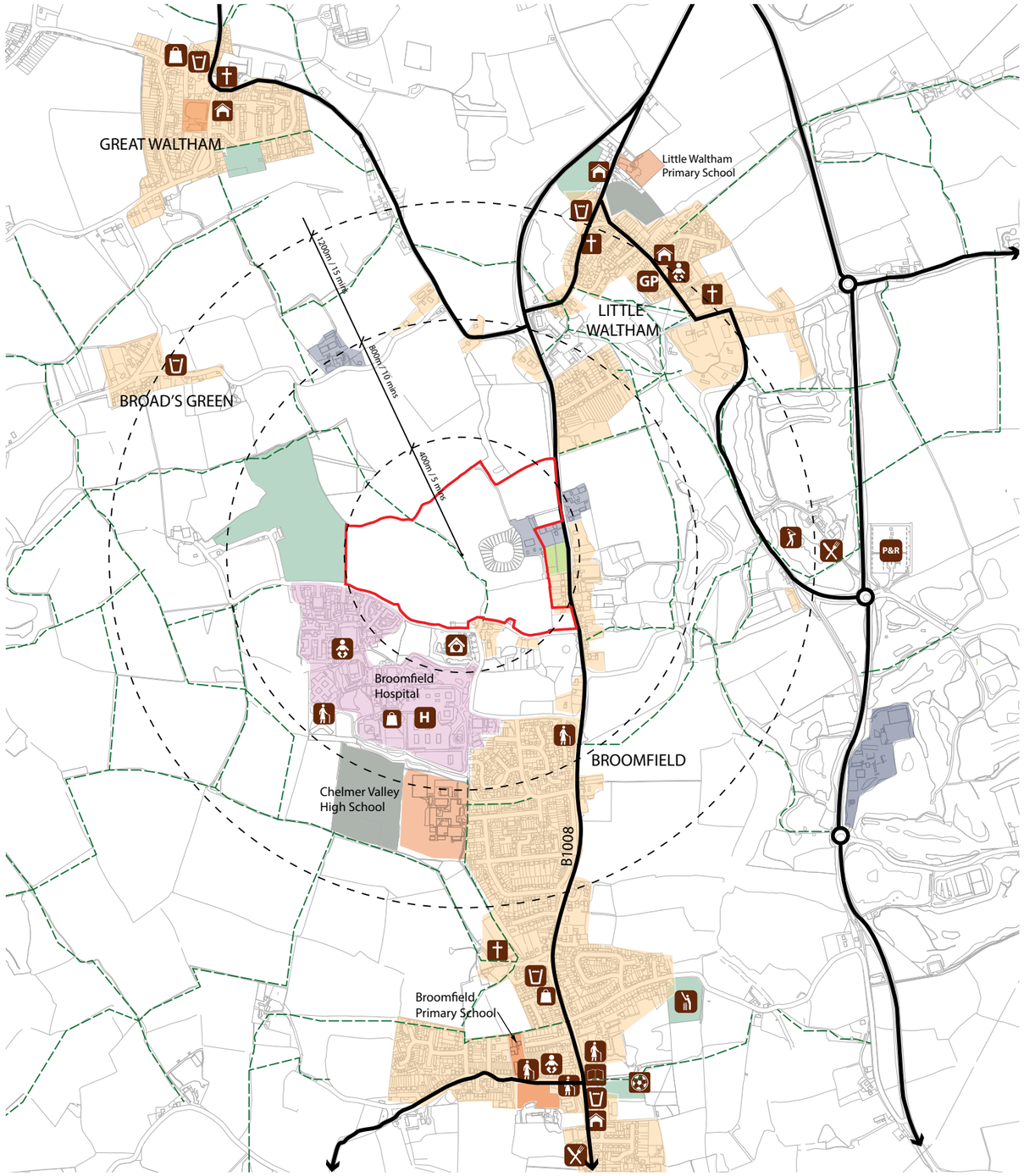
EDUCATION & EARLY YEARS

Chelmer Valley High School is located within Broomfield, south of the Site and easily accessible by walking or cycling. Broomfield Primary School is also located within the village, approximately 1.64kms to the south and adjacent to Main Road. Little Waltham Primary School is around 1 mile (1.5km) away to the north east.

Masterplan Considerations

- The Site is well served by existing services and facilities in Broomfield and Little Waltham. Chelmsford city centre is around 4 miles (6.43km) away and easily accessible by bicycle or bus.
- A new community led neighbourhood centre will be located centrally within the site with access from the main spine road and within easy walking distance for all residents. The facilities will be focused on a multi-functional community building and an early years and childcare facility. At this time there are ongoing talks with the NHS about integrating local healthcare provision with this Local Centre or nearby, but this is subject to further discussion with the NHS.
- There is no requirement for a new primary school on the Site. The children are most likely to attend schools in Little Waltham and Broomfield.
- The additional housing will help support and sustain local businesses, such as the nearby shops and pubs.
- Connections to existing facilities by walking and cycling will be a priority.

- Masterplan Site Area
- Predominantly Residential
- Predominantly Health
- Education
- Predominantly Employment
- Main roads nearby
- PRoW
- Allotments
- School Playing Fields
- Playing Fields
- Broomfield Hospital
- GP Surgery
- Hospice
- Nursing Home
- Chelmer Valley Park & Ride
- Convenience Store
- Pre School Nursery
- Library
- Public House
- Football Club
- Restaurant / Takeaway
- Golf Facility
- Place of Worship
- Village Hall
- Broomfield Cricket Club



Local Community Facilities and Services Plan

ACCESS & MOVEMENT

HIGHWAY CONNECTIONS

The Site is well connected to the strategic road network and local bus network. The B1008 on the eastern edge of the Site links to the A130 Braintree Road to the north. This serves Braintree and links to the A120 serving Bishops Stortford to the west and Colchester to the east.

The B1008 extends southwards towards Chelmsford city centre and various strategic routes, including the A1060 to the M11, and east onto the A12.

Reference is made below to the Chelmsford City Growth Package; a £15 million package to be invested in sustainable transport methods designed to help alleviate pressure on Chelmsford's road network. It is understood that these improvements will be made by 2021.

Broomfield hospital is located immediately to the south of the site and is currently served via a separate access on Blasford Hill. The approach to future connections to the Hospital is considered later in the Masterplan.

In relation to Woodhouse Lane it is not considered appropriate to increase the use of this route or its junction with Blasford Hill.

PUBLIC TRANSPORT

The Site is well connected in terms of public transport. The proposals will provide a bus service into the development, connecting to Chelmsford, Braintree and other key destinations (subject to operator support).

In addition, the Chelmsford City Growth Package proposes improvements to the route between Chelmsford city centre and Broomfield Hospital. These relate mainly to junction redesigns, improved bus stops, and footway improvements.

WALKING AND CYCLING

The Site will provide for safe accessible and attractive pedestrian and cycle routes within the Site and externally connecting the Site to its context.

The Site is well served by Public Rights of Way (PROW), providing excellent links to the local countryside and long distance leisure routes. PROW Route 225-29 cuts through the Site, linking Great Waltham with Broomfield Hospital.

The Site is also well connected in terms of footpath links into nearby villages. There are pavements along Blasford Hill connecting into the centre of Broomfield and Little Waltham. There are no pavements along Woodhouse Lane.

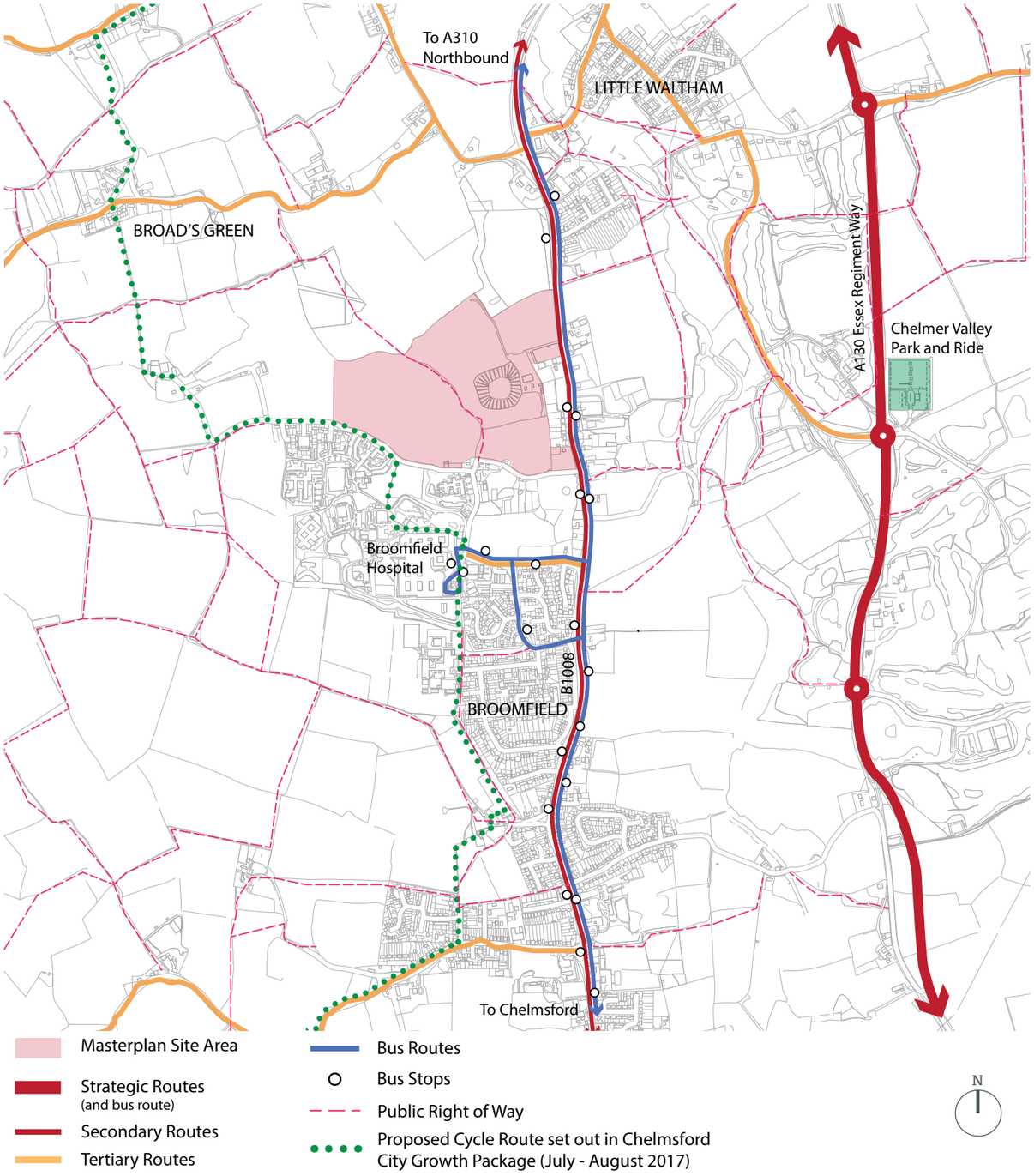
The only cycle route in the immediate area is the on-road route running from the hospital towards Broad's Green. There is however a new strategic route proposed in the Growth Package running from Chelmsford city centre to Great Waltham.

The Great Waltham Cycle Route passes along Woodhouse Lane and the southern boundary of the Site and creates an opportunity to increase cycling opportunities to various destinations including local schools and Broomfield local centre. This also connects with Chelmsford city centre, rail station and bus station (all within 12-15 minutes cycle).

This strategic route will not connect with Little Waltham which identifies a need for better cycle connectivity between the local centre (and the facilities therein) and the Site.

Masterplan Considerations

- Vehicular Access: the Site must be served via a new access off the B1008 Blasford Hill. This should be in the form of a new roundabout, designed to act as a positive and attractive new gateway into Broomfield, including appropriate signage.
- Public Transport: early phases of the development can include safe and convenient walking routes to the existing bus stops along Blasford Hill, though later phases could provide an internal bus service. The internal road layout will be designed to accommodate additional bus stops on Site as part of any future proposed bus service.
- Cycle connection: cycle route through the Site connecting Little Waltham (subject to feasibility study) with city centre and Great Waltham cycle route to the south via Woodhouse lane.
- Walking routes: Connection to walking routes leading to community facilities in Broomfield and Little Waltham. Improvements are needed including a potential crossing facility associated with the new access off Blasford Hill.
- A new vehicular, pedestrian and cycle access will be provided to connect with Broomfield Hospital internal perimeter road. The delivery of this access will either be directly by the developer of Blasford Hill (subject to the Hospital Trust making the land freely available) or via a financial contribution by the developer to finance the works to be undertaken by the Hospital Trust under governance of the Local Authority.



Access & Movement Network

LANDSCAPE & VISUAL

LANDSCAPE AND VISUAL

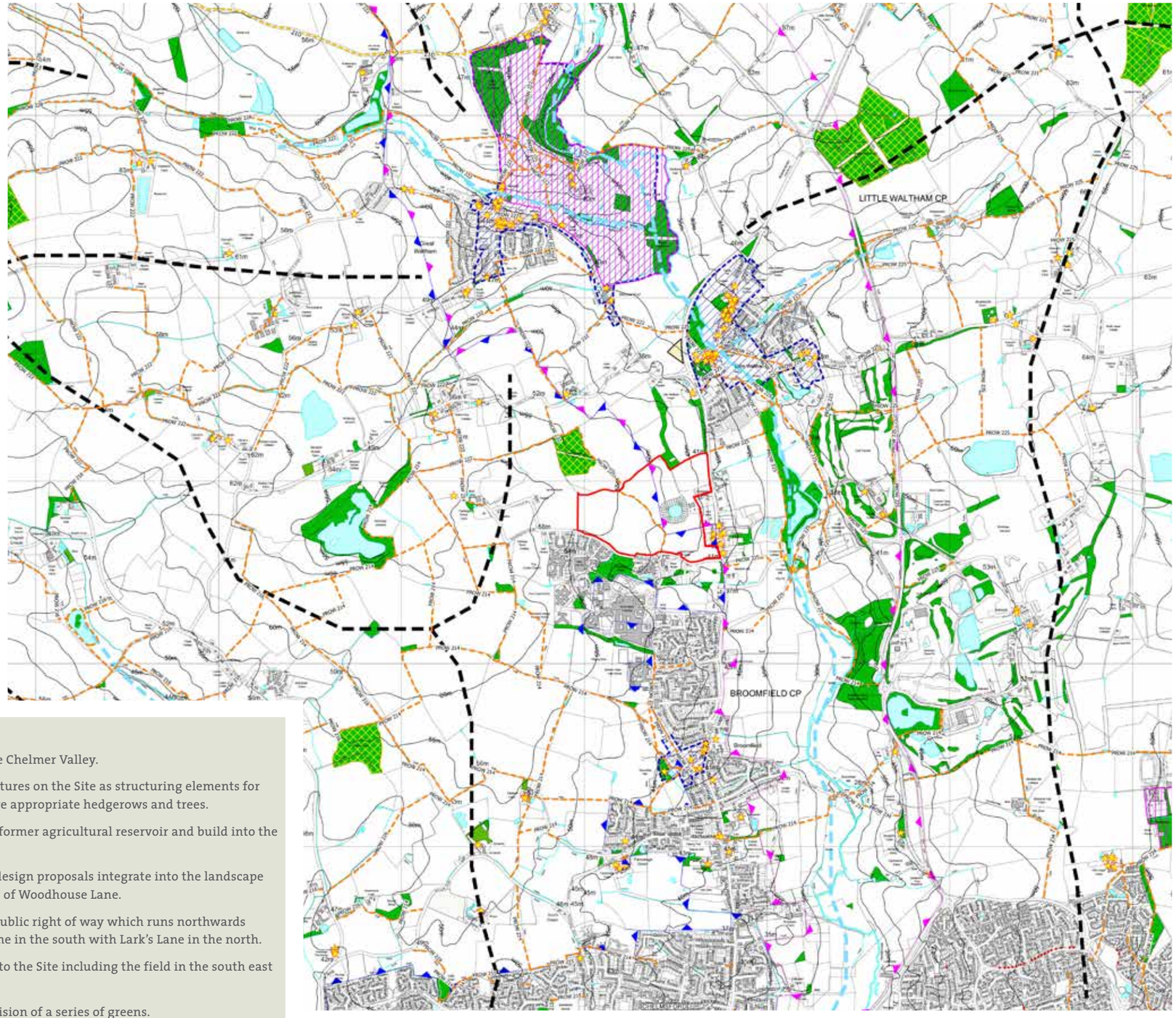
The Site is located on the east facing slopes of the Chelmer Valley and comprises three fields, separated by hedgerows and trees. A public right of way (PRoW 225/29) runs northwards through the Site connecting Woodhouse Lane in the south with Lark's Lane in the north. Sparrowhawk Wood - a parcel of ancient woodland, and the pond in the former agricultural reservoir are dominant landscape features. There is a cluster of listed buildings adjoining the south eastern edge of the Site, accessed via Blasford Hill, and a substantial group of buildings associated with Broomfield Hospital to the south of the Site. The Site is not subject to any landscape related designations, and is not within or adjoining a Conservation Area.

LANDSCAPE CHARACTER

The Site falls within Natural England's National Character Area 86; South Suffolk and North Essex Clayland. The District Landscape Character Assessment identifies the NE of the Site to be part of the Upper Chelmer River Valley character area (LCA A6) and the south and west to be part of the Pleshey Farmland Plateau (LCA H). Both recognise the importance of the valley sides, woodland blocks, hedgerows and irregular field patterns and suggest they be preserved and enhanced as part of any future green infrastructure. At a local level, the Broomfield Village Design Statement identifies greens as being a key characteristic of the village, and suggests new development should be focused around a series of greens.

Masterplan Considerations

- Respect eastern views into the Site from the Chelmer Valley.
- Make best use of the existing landscape features on the Site as structuring elements for future development. These to include where appropriate hedgerows and trees.
- Recognise the key landscape feature of the former agricultural reservoir and build into the approach to green infrastructure.
- Enhance existing Site planting to help the design proposals integrate into the landscape surroundings including the wooded setting of Woodhouse Lane.
- Enhance the green corridor context of the public right of way which runs northwards through the site connecting Woodhouse Lane in the south with Lark's Lane in the north.
- Deliver an appropriate landscape response to the Site including the field in the south east corner.
- Reflect local village character through provision of a series of greens.



Site Context and Visual Appraisal

TOPOGRAPHY

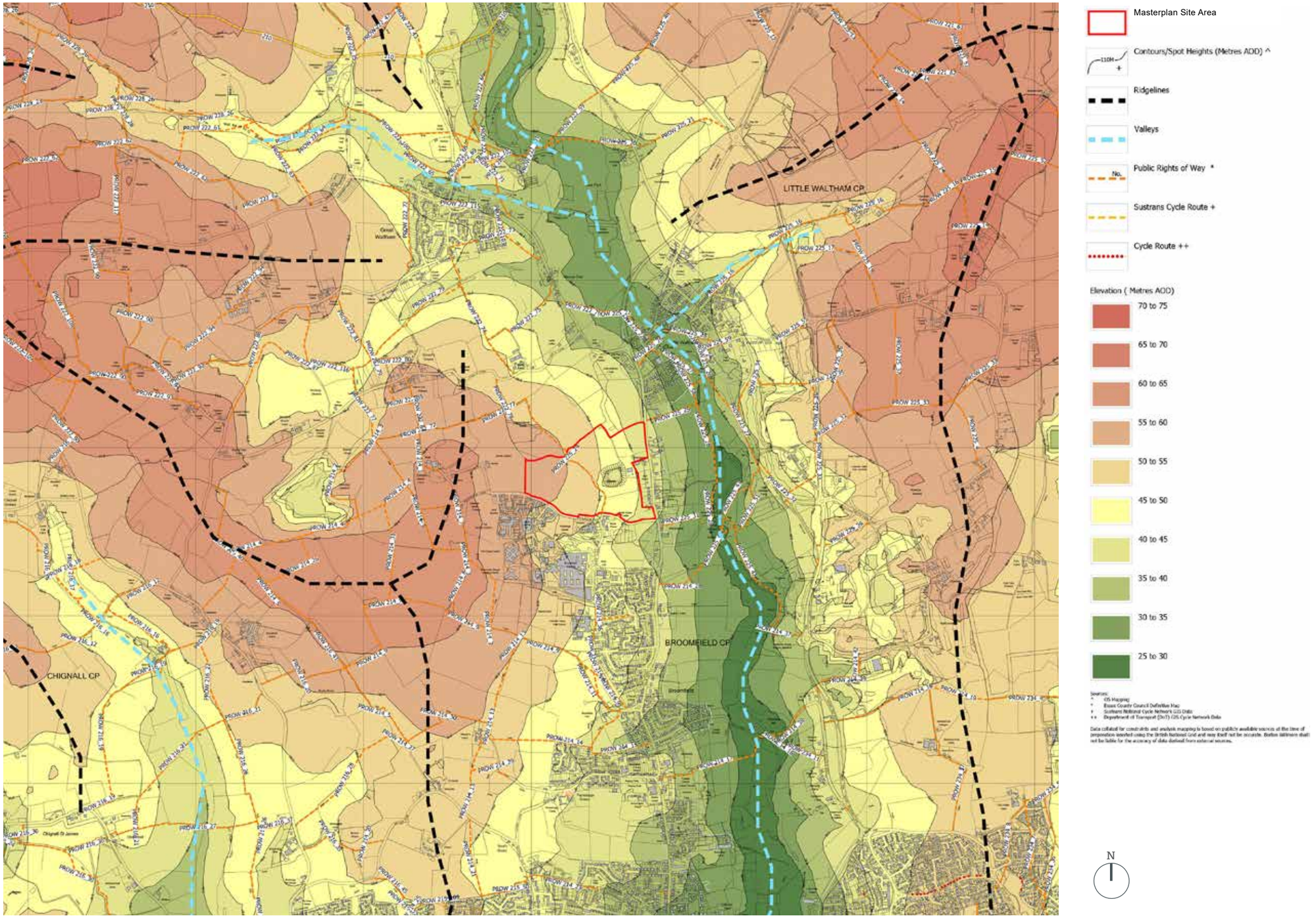
A topographical survey of the Site has been completed which shows elevations ranging from 57.90m AOD at the western Boundary falling to 43.40m AOD at the south eastern boundary. The main topographical feature is an agricultural reservoir, which presents an opportunity for integration into the new scheme.

VISUAL CONTEXT

A full visual appraisal has been undertaken. This concluded that views into the Site are obtained from a limited geographic area, including from roads and properties adjoining the Site, such as Woodhouse Lane to the south and a short stretch of Blasford Hill to the north east; from the eastern side of the Chelmer Valley; and from a short stretch of PRoW 225/25 to the east, looking towards the north eastern boundary. The most visually sensitive part of the Site is the area of sloping ground to the east of PRoW 225-29, although any proposed built forms within the Site would be seen in the context of existing large-scale hospital development to the south. As such, sensitive design-led approach would enable new development to be successfully integrated within its landscape setting.

Masterplan Considerations

- Enhance existing field boundaries to help the development proposals integrate into their landscape surroundings.
- Utilise existing topography to create a natural drainage strategy.

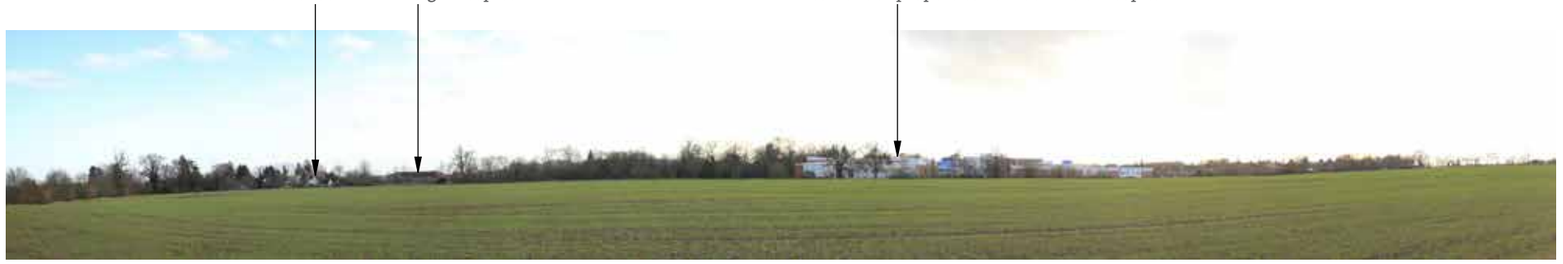


Topographical Features Plan

A: View from Woodhouse Lane on the south western boundary of the Site

B: View from PRoW 225/29 in the northern part of the Site looking south towards Broomfield Hospital

C: View from PRoW 225/29 in the centre of the Site looking north east towards Blasford Hill



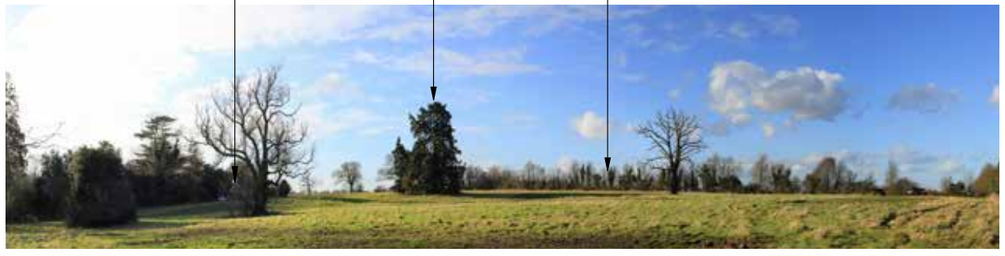
D: View from PRoW 225/29 in the centre of the Site looking south west towards Woodhouse Lane

E: View from PRoW 225/29 in the centre of the Site looking north west towards the agricultural reservoir

F: View from Woodhouse Lane opposite Farleigh Hospice looking north towards the Site

Photograph location plan

G: View from PRoW 225/29 in the southern part of the Site looking east towards Blasford Hill



H: View from Woodhouse Lane near Blasford Hill looking north west across the Site

i: View west from Blasford Hill

LOCAL CHARACTER

INTRODUCTION

Understanding a place is key to delivering integrated and responsive developments. Analysing how the local area has changed over the past 100 years provides useful information about suitable patterns of growth. This is not about copying the past, rather it means understanding and interpreting the context of a particular Site and its surrounding context.

The Site falls within the parishes of Broomfield and Little Waltham. The proposal would expand Broomfield northwards maintaining a clear separation from the village of Little Waltham. Therefore, in order to inform the master plan and design proposals for the Site, the historic development and character of Broomfield has been the focus of this analysis.

HISTORICAL EVOLUTION

The historical maps show how the villages have changed over the past century. This highlights that the village expansion has moved both north and south along Main Road away from the original focal points of the Broomfield village.

The analysis of the historical evolution of Broomfield illustrates that the Site settlement pattern is consistent with the approach of extending development north and south along Main Road whilst still maintaining separation from the settlement boundary of Little Waltham.

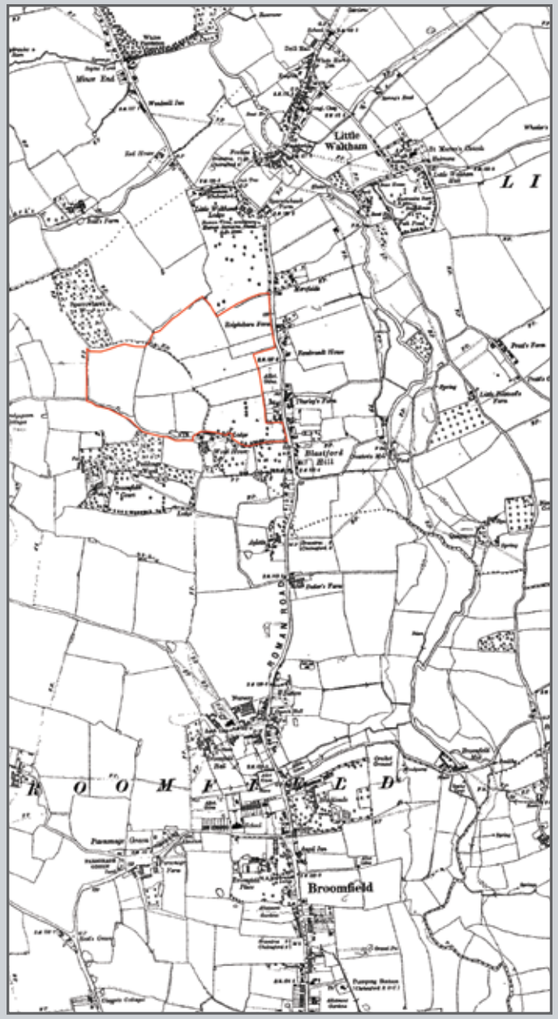
Masterplan Considerations

- Avoid coalescence of Broomfield and Little Waltham for example visibly breaking the ribbon of development fronting Blasford Hill.
- The interface with the surrounding landscape needs to be considered as this creates a new settlement edge. Housing should be outward facing, but not to create an overly developed urban edge from views from the surrounding countryside.

ORDNANCE SURVEY MAP 1924

Main Road, forming part of the old Roman Road, provides the ordering structure for the village. Buildings are grouped around the intersection with Church Lane, leading to Broomfield Hall to the west, and the intersection with School Lane, leading to Parsonage Green to the west. Occasional buildings are strung out along the road between these focal points.

The Site comprises farmland located midway between Broomfield and Little Waltham, alongside the hamlet of Blasford Hill. The woodlands of Sparrowhawk and Puddings Wood are evident whilst Wood House which sits within a parkland estate setting, is still there today and lies along Woodhouse Lane to the south. To the east lies two farms, various buildings and allotments.

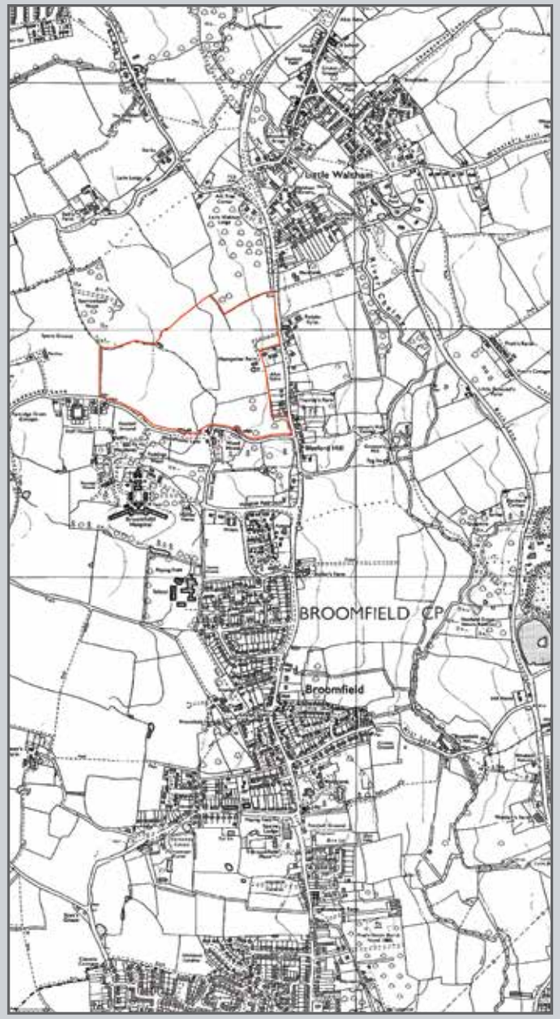


ORDNANCE SURVEY MAP 1979

By 1979, Broomfield has expanded considerably, with the original building groupings subsumed within post war development north of school Lane, north and south of Mill Lane, with substantial development north of Church Lane.

Although considerable development has occurred within backland areas, the linearity of the settlement is still distinctive by virtue of the continued growth north and south along Main Road.

Other notable changes include the secondary school to the west and Broomfield Hospital within the grounds of Broomfield Court. Like Broomfield, Little Waltham has also expanded markedly to the south, to almost touch the Site boundary.

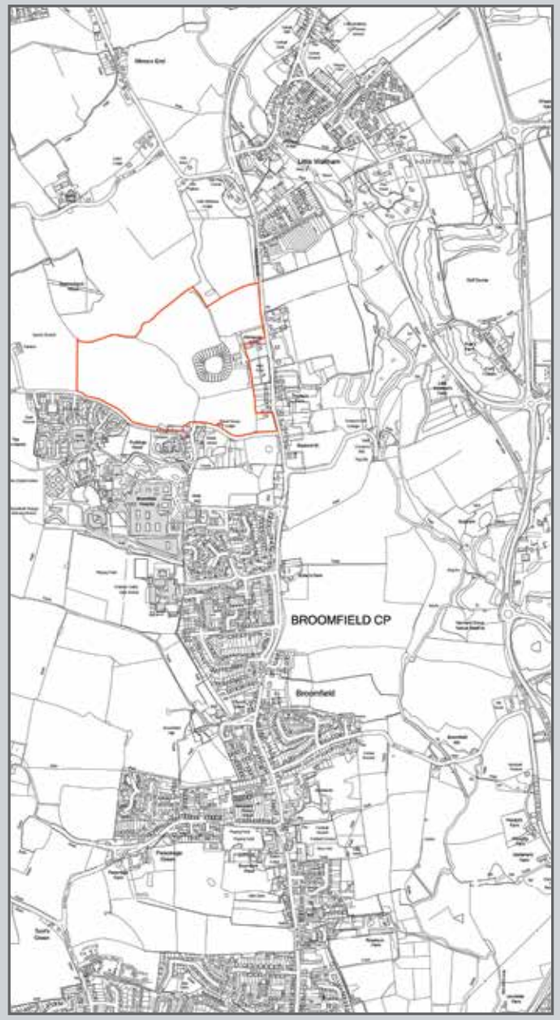


ORDNANCE SURVEY MAP 2017

The 2017 Ordnance Survey map shows comparatively modest further development in Broomfield around the built up areas associated with Church Lane and School Lane.

This is in contrast to the further significant development in the northern reaches of the village north and north east of the secondary school, including Broomfield Hospital up to Woodhouse Lane.

The southern and eastern boundaries of the Site are now contiguous with the built up area of Broomfield.



BROOMFIELD

Broomfield is a largely rural Parish, with the built up area of the village stretching from the southern to the northern Parish boundary along Main Road. The images opposite provide examples of the different characters found within the village.

As illustrated on the previous page, Main Road, part of the old Roman Road, provides the ordering structure for the village with historic building groupings around the 'Church Green'; and Angel 'Green'; with occasional individual dwellings strung out along the road between these focal points. Some of the residential buildings within these areas date from the fourteenth to sixteenth centuries and many of the 29 listed buildings in the village are associated with these areas.

More recent development in the latter half of the Twentieth Century substantially increased the size of the village and diluted the character of the original parts of the settlement. Smaller scale infill development in the early part of the Twenty-first Century is evident in Post Office Road, Roselawn Fields and Deverill Close and has marked a return in the most part to a more traditional Essex character and is reminiscent of residential development forms in Broomfield between the Twelfth Century and Georgian period.

Masterplan Considerations

- Series of village greens with clusters of buildings overlooking the green space, providing positive enclosure and surveillance.
- Curved streets with some vegetation, punctuated by areas of open space, located around the historic areas.
- Buildings set back from the street. Some frontages enclosed with walls and/or hedges, but allowing views to fronts of buildings.
- Traditional form with two storeys, pitched 45° or greater roof pitches and chimneys.
- Walls are predominantly shades of aged gault or orange/red brick whilst some have light coloured render. Timber cladding is also evident, including within newer developments, such as Hanbury Place.
- Roof materials are mostly clay red/orange tiles.
- Doors and windows tend to be white framed, small pane sash/casement. Rain water goods tend to be black. Common details include bay windows, voussoirs, arched doors and window headers.
- There are a number of houses with ornate chimney detailing, decorative brick coursing with tile hanging.

LITTLE WALTHAM

The village was originally a linear settlement spread out along what is now called 'The Street'. This area contains almost all of the period properties. Its character is derived from the buildings, street pattern and in response to the different topography and River Chelmer, which splits the village.

The village has a wide main street with good enclosure provided by the adjoining buildings along with fences, trees and hedgerows. The buildings more informally front onto the street, either up to the pavement or slightly set back. The building shapes, styles and plot widths vary along the main street although there are certain groups with a similar appearance, such as light coloured render and slate/plain clay tiled roofs.

Village expansion in the latter half of the twentieth century is predominantly to the east. Small scale infill development in the early part of the Twenty-first Century is also evident at Winckford Close, for example which marked a return to a more traditional format than the villages earlier expansion.

Masterplan Considerations

- The historic core of the village relates to the main street with good enclosure provided by continuous building frontages, proximity to roads along with fences, trees and hedgerows.
- Some of the buildings front onto the street, either up to the pavement or slightly set back.
- The building shapes, styles and plot widths vary along the main street although there are certain groups with a similar form or architectural appearance.
- Trees and hedgerows lie within the majority of front gardens, punctuating the street scene and adding to its character.
- Buildings are nearly all two storeys with a traditional form, along with pitched 45° or greater roofs and chimneys.
- Walls are predominantly shades of light render, plus some aged gault / red brick, and occasional timber. Roofs are mainly slate / plain orange clay tiles.
- Doors and windows tend to be white or black framed, small plane sash or casement.
- Rain water goods tend to be black. Notable features include bay windows.

ARBORICULTURE & ECOLOGY

ARBORICULTURE

A Tree Survey has been completed on the Site to identify the quality and location of significant trees adjacent and on the Site within the area specified for inspection. A total of sixty five individual trees, thirty three groups of trees, fifteen areas of trees, eleven hedges and one woodland have been surveyed. These were found to be of mixed condition and age providing a variety of amenity benefits. They include trees and hedgerows around the Site boundaries and along the field margins. There are several Tree Preservation Orders (TPO's) on Site which require careful consideration to include layout and construction methods to ensure long term retention and protection.

Two small woodland blocks were noted beyond the Site boundaries. These included Sparrowhawk Wood to the north and Puddings Wood to the south. A small block of plantation woodland borders the Site to the north, each of these three woodland blocks is protected TPO. KEGS recreational ground, comprising amenity grassland, borders the Site to the west. The key features of the Site in arboricultural terms are shown on the adjacent plan and include:

Northern boundary

The northern boundary provides a broken linear feature of trees and hedgerow. This boundary is dissected to the centre by an existing Public Right of Way (PRoW) which runs from the south east connecting to Sparrowhawk Wood to the north west. The northern boundary is made up of Field Maple, Hawthorn, English Oak and Ash trees. The existing trees and hedgerows are made up of predominantly Category B and C specimens. There are two English Oak trees which are category A.

Eastern boundary

The eastern boundary is broken up by the existing built form off Blasford Hill. Most of the landscape features along the eastern boundary are made up of existing Field Maple and Hawthorn hedgerow, which are assessed as Category B. There area few existing trees located along this boundary, though are considered young specimens. There is an existing field boundary hedgerow located directly adjacent to the eastern boundary and south of the reservoir. This existing hedgerow is made up of Ash, Oak and Hawthorn and considered Category C.

Southern boundary

There are a number of existing trees alongside Woodhouse Lane, with existing hedgerows in places. The existing trees species are made up of Sliver Birch, Common Holly, Common Ash, Lime, English Oak an Crack Willow. A number of these trees are considered dead or dying, though there are a few notable trees that are covered by TPO's. These particular trees are located within the Site away from the southern boundary. The interspersed hedgerows consist mainly of Field Maple, Hazel and Hawthorn, and are assessed as Category C.

Western boundary

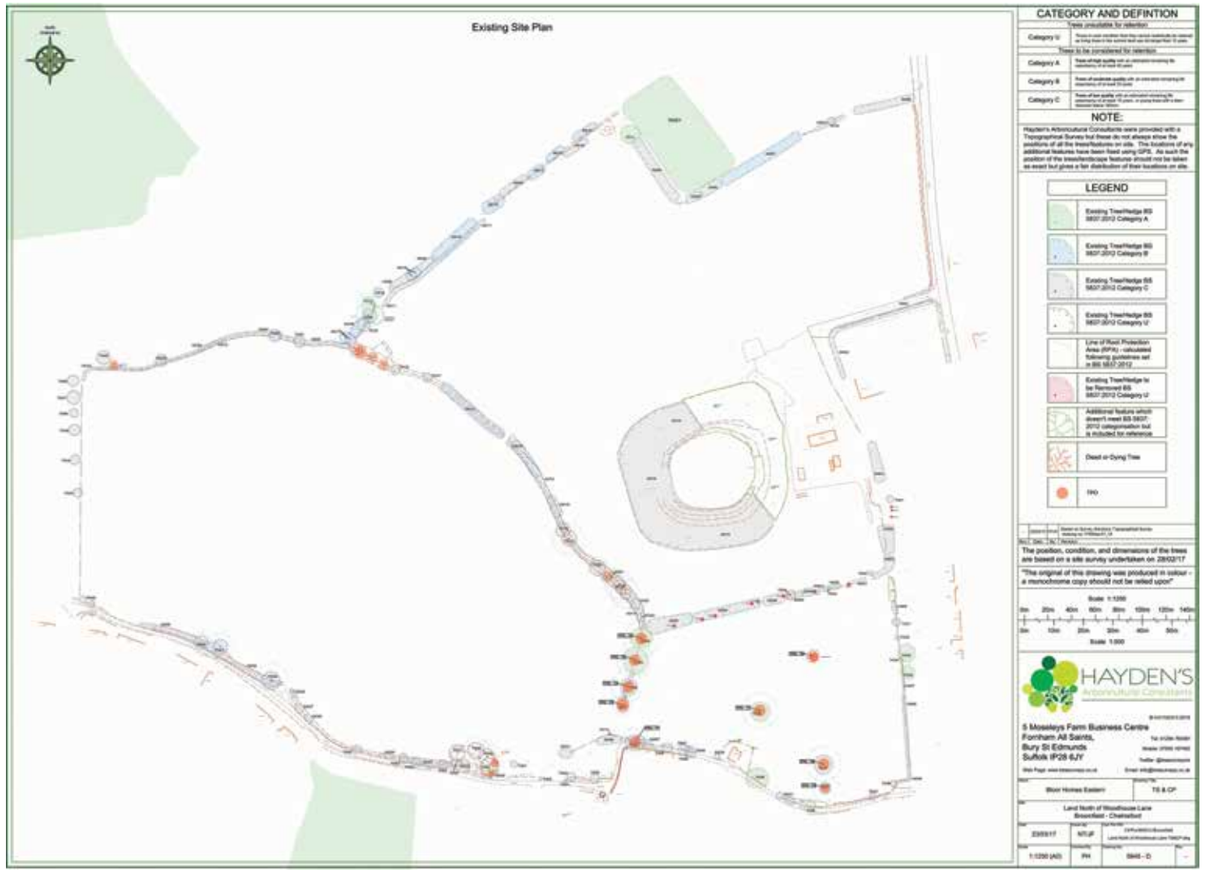
The western boundary is relatively open, delineated by a post and rail fence along its length. There are examples of Hornbeam, Scarlet Oak, English Oak, Common Ash, Turkey Oak, and Turkey Oak, though are located to the western side of the existing fencing. There are no other known landscape features along this boundary.

Agricultural reservoir

There is an existing large waterbody formed for use as a irrigation reservoir, and located to the eastern edge of the Site. The waterbody is surrounded by mature landscaping features to the banks of the reservoir. The landscape features include examples of Ash, Field Maple, Oak, Hawthorn and Elm, and are predominantly located to the western areas of the reservoir.

Hedge line

The Site supports a network of hedgerows that border the arable fields. The hedgerows also support mature and semi-mature trees. The main internal hedgerow is located centrally running from the south east to the north west, which also provides the existing PRoW route. There are a number of trees located along this hedgerow, including several TPOs to the south. There are natural gaps to the hedgerow to the south and north allowing field access for farm vehicles.



- **Masterplan Considerations**
- The layout should mitigate the presence of high-quality trees, particularly the on-site TPO's, meaning where feasible the development proposals are shaped to retain them.
- Retain the main hedgerow running north south through the Site as a key structuring feature, limiting breaks where possible.
- There is an opportunity to provide additional trees and vegetation across the Site, improving its character and enhancing biodiversity.
- There is an opportunity to enhance the boundary planting, for example along the western boundary which is mostly open at present, the northern boundary to limit long range views and the south to buffer the rural lane character.
- The hedgerow to the south of the agricultural reservoir is classified as low quality (Category C) and hence on balance could be removed to facilitate development and compensatory planting will be provided.

ECOLOGY

An ecological survey of the Site has been undertaken, with findings set out in an Extended Phase 1 Habitat Survey Report (an extract from the ecology plan is set out opposite).

The findings indicate that the Site is suitably unconstrained for new development with the majority of the Site comprising two large arable fields. Arable land has no intrinsic ecological value as a habitat in its own right, being man-made, common and widespread. The south eastern corner of the Site consists of semi-improved neutral grassland with a slightly higher ecological value. Although the majority of the site is in agricultural use it supports habitat types of limited inherent ecological importance including: bats, birds, harvest mice and Badgers.

Habitat Regulations Assessment

The potential impact of new growth within the Chelmsford area could have on coastal Natura 2000 sites has been addressed by Chelmsford City Council, along with the other district and borough councils in Essex, who have prepared a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). The Essex RAMS is considered further at page 9 of the Masterplan.

Agricultural reservoir

A mosaic habitat of Unimproved Neutral Grassland and dense scrub around the banks of the reservoir.

North south corridor

A tree and dense shrub corridor is located along the existing ditch and PRoW which connects the southern boundary to the northern boundary. It consists of mature and semi-mature trees with agricultural access to the north and south.

Field boundaries

Tall ruderal vegetation was noted around the field margins and understorey of hedgerows on Site. Semi-improved grassland was also noted along the road verges as well as the margins of the arable fields.

South east corner

A field comprising semi-improved neutral grassland is present in the south east corner of the Site covering an area of around 3 ha.

Puddings Wood

To the south of the Site boundary (south of Woodhouse Lane) lies the small woodland block known as Puddings Wood. This woodland block is designated as a County Local Wildlife Site, consisting of mainly Oak and Ash trees.

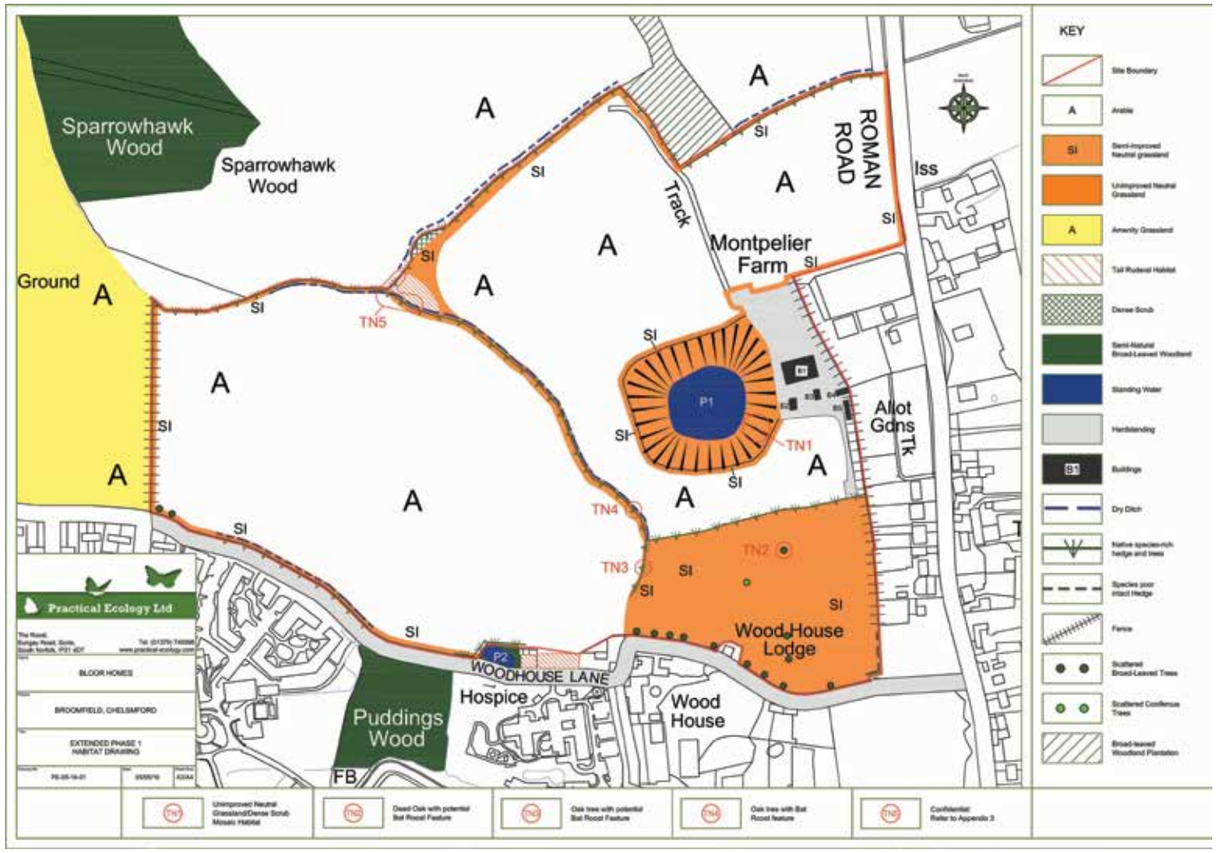
Sparrowhawk Wood

Sparrowhawk Wood is the larger of the two woodland blocks, and located to the north of the Site. This woodland block is also a designated as a County Local Wildlife Site. This ancient woodland consists mainly of Hornbeam, Hazel, Ash and Oak trees. Both of these woodland blocks have the potential to provide for certain mobile species, such as birds and bats.

Western land

The KEGS recreational ground borders the Site to the west. This land is predominantly amenity grassland and is well maintained, and therefore provides minimal ecological value.

View looking from the PRoW on Woodhouse Lane across the south eastern part of the Site looking towards the rear of the listed buildings on Blasford Hill



Masterplan Considerations

- The approach to incorporating ecological features needs to be incorporated as part of the green infrastructure strategy.
- Opportunity to enhance biodiversity by planting new trees and vegetation within and around the edges of the Site, including green corridors.
- Planting to the western boundary provides the opportunity to create a habitat corridor linking Puddings Wood to the south with Sparrow Hawk Wood to the north.
- Integrate existing network of ditches and reservoir as a natural drainage solution into the proposed drainage strategy.
- Consider the approach to long term management of the grassland area within the south eastern corner and surrounding the agricultural reservoir as part of the landscape strategy.
- Deliver Biodiversity Net Gain by retaining and enhancing where possible existing trees and hedgerows, with additional landscape planting as part of extensive provision of public open space.
- Consider the potential for new buildings to contribute, for example by incorporating bird and bat boxes and other biodiversity enhancements.
- Public green spaces to help mitigate recreational disturbance in the context of mitigation as on-site public space is unlikely to be considered full mitigation of recreational disturbance (RAMS).

TECHNICAL CONSIDERATIONS

ARCHAEOLOGY AND BUILT HERITAGE

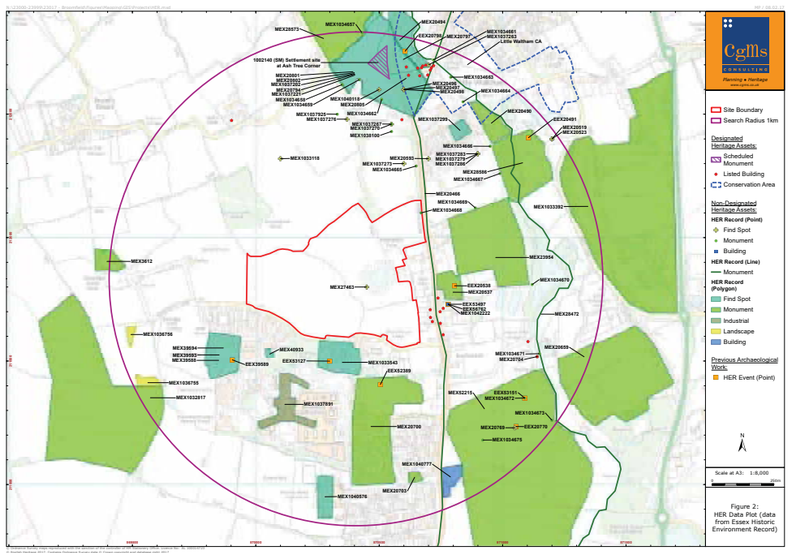
An archaeological Desk Based Assessment has been undertaken, which identifies that the Site is considered to have a low to nil archaeological potential for palaeoenvironmental evidence from the Palaeolithic and Mesolithic periods.

Approximately 580 metres to the north of the Site (Ash Tree Corner) lies a Scheduled Monument, which dates to the Iron Age/Romano-British period although the Site does not effect its setting.

The north east corner of the Site, and to the east of Main Road, is afforded a moderate to high potential for the presence of archaeological assets belong to the Roman period. While it is possible that archaeological remains may be present within the Site, the balance of probability is that these will be not be of regional or national significance.

There are no known designated or non-designated heritage assets within the Site. There are 8 Listed Buildings located close to the eastern boundary of the study Site which comprise the Grade II designated Tudor Cottage, Maltings at Thorley's Farm, Thorley's Farmhouse, Foxes Maltings, Runnymede, Runnymede Cottage, Glenmore & Thorley's Cottage and Laburnum Cottage.

These Listed Buildings and Non-Designated Heritage Assets formed the historic hamlet of Blasford Hill. This historic hamlet provides an element of ribbon character to the eastern edge of the proposed parkland area.



Masterplan Considerations

- Archaeology is not a constraint to masterplan layouts.
- Where Archaeology is affected, it will be investigated in advance and recorded.
- Respect the setting of the Listed Buildings to the south east corner of the Site, ensuring new buildings are set back an appropriate distance within an appropriate landscape setting.
- Respect the setting of the Non Designated Heritage Assets.
- Awareness of the Scheduled Ancient Monument located north of the Site.
- Respect the building frontage line on Blasford Hill.
- The grouping of Wood House, Coach House Lodge and the relationship of those to the south east corner of the Site is of note.

GEOLOGY

Superficial geology comprises deposits of loose sand and gravel across the east of the Site; silty clay is present in the north east corner and slightly sandy, gravelly clay across the remainder of the Site. Solid geology on-site consists of London Clay slightly sandy clay to stiff dark grey clay.

Available British Geological Society (BGS) borehole records indicate groundwater in the area may be present from depths of around 2.0m to 10.4m below ground level which accords with the water level in the agricultural reservoir.

Geo-environmental

A number of potential sources of contamination have been identified on the Site, including pesticide and herbicides from agricultural working of the Site, PAHs (Polycyclic Aromatic Hydro Carbons) and hydrocarbons associated with a waste burning area in the east, and asbestos, metals and PAHs associated with a waste stockpile in the east of the Site.

Identified Site-wide environmental risks have been classified as very low to low. There is generally a very low or no risk to the Site from geological hazards. Risks from shrink / swell of clays and risk of landslide instability have been classified as very low to low.

Minerals

The Site lies within a mineral safeguarded area for sand and gravel (from the Lowestoft Formation) and a Minerals Resource Assessment (MRA) has been undertaken in accordance with Policy SGS6. The MRA identifies that there is a mineral resource within the Site. However, it is not considered viable to extract the minerals from the Site. Accordingly, any development on the Site will not require the prior extraction of any mineral resource. Essex County Council as minerals authority have confirmed that they have no objection to development of the Site.

Masterplan Considerations

- Geology and minerals are not a constraint to masterplan layouts.
- The eastern portion of the Site is considered to be the most suitable for accommodating shallow infiltration drainage via soakaways.

FLOOD RISK

The Site is classified as Flood Zone 1 which is land designated at low probability of river or sea flooding. According to the Environment Agency's website, small parts of the Site are at risk of flooding from surface water (mainly the ditch) which can be mitigated through appropriate design measures incorporating the use of sustainable drainage systems.

Whilst development will increase the rate and volume of surface water runoff, the use of attenuation systems on Site, such as swales and attenuation basins, can mitigate the effect on development and associated downstream catchments.

Masterplan Considerations

- Flooding is not a constraint to masterplan layouts.
- Requirement to maintain surface water runoff rates in accordance with national and local policy.
- The existing on-site ditches offer the opportunity to provide a sustainable drainage strategy along with new attenuation features introduced as part of the development.
- The development needs to provide appropriate surface water drainage attenuation, such as using the existing agricultural reservoir.

TECHNICAL CONSIDERATIONS

UTILITIES

The area around the Site is well serviced with utilities, including broadband , located along B1008 and Woodhouse Lane corridors. Preliminary design loadings have been considered and further liaison is taking place to determine appropriate technical design.

Masterplan Considerations

- To avoid any disruption on Blasford Hill (Distributor road) utilities and services will be directed along Woodhouse Lane and sensitively diverted into the south east corner of the Site to serve the development.
- The layout should take account of existing drainage, including an allowance for maintenance and easements.
- Consideration to be given to the natural attributes of the Site and in particular to the south east corner when installing drainage / utilities.
- The Site is well positioned to connect into existing utilities delivering the latest in communications such as high-speed broadband providing residents a reliable fast internet connection.

NOISE

There are several existing noise receptors in relation to the Site being residential properties to the south and east and Farleigh Hospice to the south. Traffic along Blasford Hill to the east, and potentially from the general operations at Broomfield hospital to the south west and the Scaffold Yard located to the east of the site, will already contribute to ambient noise.

There is minimal traffic noise arising from the use of Woodhouse Lane to the south. The development would introduce new receptors, but would not introduce excessive noise to the area. Further noise assessment will be prepared as part of the subsequent planning application process

Masterplan Considerations

- There are no particular masterplanning constraints identified at this stage in relation to noise impact upon the new residents which could not be mitigated through simple measures such as glazing.
- There are no particular constraints identified in relation to noise impact on existing residents or other sensitive receptors.

EDUCATION

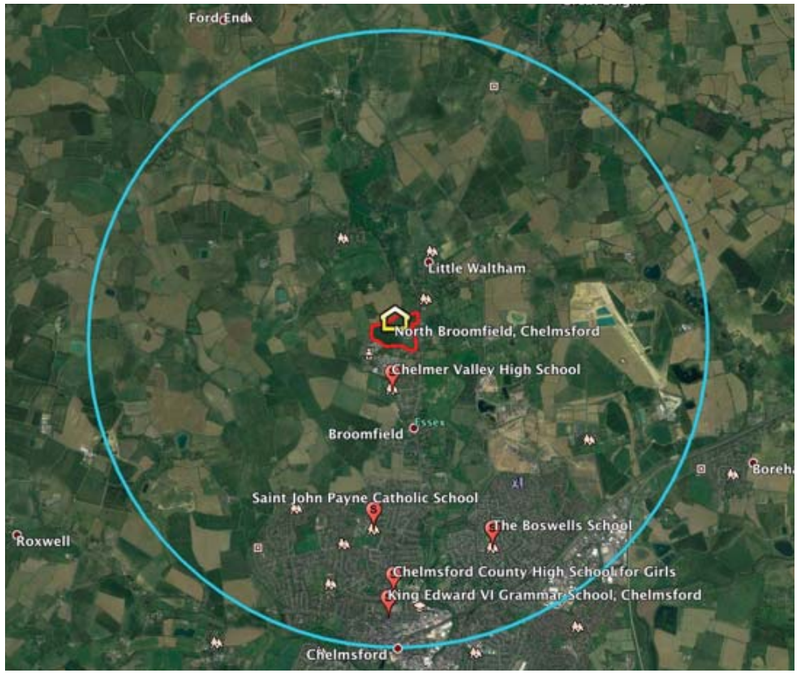
The Site has schools located nearby in Broomfield and Little Waltham which provide primary education along with a secondary school in Broomfield. Discussions have taken place to agree the position with the Local Education Authority (Essex County Council) which has confirmed that primary or secondary children arising from the development will attend nearby schools. The 2 and 3-mile radii illustrated opposite are the distances prescribed in the Education Act beyond which local authorities are required to provide/fund transport where the nearest available school is further away. Those nearby schools are listed in the table below:

Primary Schools	Distance from Blasford Hill	
Broomfield Primary School	1.2 miles	1.93 km
Little Waltham Primary School	0.9 miles	1.44 km
Great Waltham Primary School	1.6 miles	2.57 km
Secondary Schools		
Chelmer Valley High School	0.7 miles	1.13 km
Saint John Payne Catholic School	2.3 miles	3.7 km
Chelmsford County HS for Girls	2.6 miles	4.18 km
King Edward VI Grammar School	2.9 miles	4.66 km

Masterplan Considerations

- Cycle and pedestrian footpaths will be provided for safe and easy access to primary schools in Little Waltham and Broomfield. Existing footpaths and cycle connections will be utilised for access to secondary education in Broomfield.
- Provision on-site for Childcare and early years facility.

Site location in relation to primary schools (2 mile radius)



Site location in relation to secondary schools (3 mile radius)

SITE CONSIDERATIONS

This section summarises the Site considerations that the masterplan proposals need to respond to including planning policy, community, environmental and technical considerations.

Planning policy

- The proposals need to accord with the planning policy framework set out unless material considerations dictate otherwise.
- This includes various infrastructure requirements, levels of open space provision and housing mix.
- The development proposals need to demonstrate that they align with best practice design guidance.
- The Chelmsford Local Plan masterplanning principles should be incorporated.
- On-Site recreational facilities should be provided to mitigate wider disturbance on ZOI receptors areas.
- Commitment to Live Well principles

Local community facilities & services

- The Site is well served by existing services and facilities in Broomfield and Little Waltham. Chelmsford city centre is around 3km away and easily accessible by bicycle or bus.
- A new community led neighbourhood centre will be located centrally within the site with access from the main spine road and within easy walking distance for all residents. The facilities will be focused on a multi-functional community building and an early years and childcare facility. At this time there are ongoing talks with the NHS about integrating local healthcare provision with this Local Centre or nearby, but this is subject to further discussion with the NHS.
- There is no requirement for a new primary school on the Site. The children are most likely to attend schools in Little Waltham and Broomfield.
- The additional housing will help support and sustain local businesses, such as the nearby shops and pubs.
- Connections to existing facilities by walking and cycling will be a priority.

Access & Movement

- Vehicular Access: the Site must be served via a new access off the B1008 Blasford Hill. This should be in the form of a new roundabout, designed to act as a positive and attractive new gateway into Broomfield, including appropriate signage.
- Public Transport: early phases of the development can include safe and convenient walking routes to the existing bus stops along Blasford Hill, though later phases could provide an internal bus service. The internal road layout will be designed to accommodate additional bus stops on Site as part of any future proposed bus service.
- Cycle connections: cycle routes through the Site connect Little Waltham (subject to feasibility study) with city centre and Great Waltham cycle route to the south via Woodhouse Lane.
- Walking routes: Connection to walking routes leading to community facilities in Broomfield and Little Waltham. Improvements are needed including a potential crossing facility associated with the new access off Blasford Hill.
- A new vehicular, pedestrian and cycle access will be provided to connect with Broomfield Hospital internal perimeter road. The delivery of this access will either be directly by the developer of Blasford Hill (subject to the Hospital Trust making the land freely available) or via a financial contribution by the developer to finance the works to be undertaken by the Hospital Trust under governance of the Local Authority.

Landscape & Visual

- Respect eastern views into the Site from the Chelmer Valley.
- Make best use of the existing landscape features on the Site as structuring elements for future development. These to include where appropriate hedgerows and trees.
- Recognise the key landscape feature of the former agricultural reservoir and build into the approach to green infrastructure.
- Enhance existing Site planting to help the design proposals integrate into the landscape surroundings including the wooded setting of Woodhouse Lane.
- Enhance the green corridor context of the public right of way which runs northwards through the site connecting Woodhouse Lane in the south with Lark's Lane in the north
- Deliver an appropriate landscape response to the Site including the field in the south east corner.
- Reflect local villages through provision of a series of greens.
- Enhance existing field boundaries to help the development proposals integrate into their landscape surroundings.
- Utilise existing topography to create a natural drainage strategy.

Arboriculture & Ecology

- The layout should mitigate the presence of high-quality trees, particularly the on-Site TPO's, meaning where feasible the development proposals are shaped to retain them.
- Retain the main hedgerow running north south through the Site as a key structuring feature, limiting breaks where possible.
- There is an opportunity to provide additional trees and vegetation across the Site, improving its character and enhancing biodiversity.
- There is an opportunity to enhance the boundary planting, for example along the western boundary, which is mostly open at present, the northern boundary to limit long range views and the south to buffer the rural lane character.
- The hedgerow to the south of the agricultural reservoir is classified as low quality (Category C) and hence on balance could be removed to facilitate development.
- The approach to incorporating ecological features needs to be incorporated as part of the green infrastructure strategy.
- Opportunity to enhance biodiversity by planting new trees and vegetation within and around the edges of the Site, including green corridors.
- Planting to the western boundary provides the opportunity to create a habitat corridor linking Puddings Wood to the south with Sparrow Hawk Wood to the north.
- Integrate existing network of ditches and reservoir as a natural drainage solution into the proposed drainage strategy.
- Consider the approach to long term management of the grassland area within the south eastern corner and surrounding the agricultural reservoir as part of the landscape strategy.
- Deliver Biodiversity Net Gain by retaining and enhancing where possible existing trees and hedgerows, with additional landscape planting as part of extensive provision of public open space.
- Consider the potential for new buildings to contribute, for example by incorporating bird and bat boxes and other biodiversity enhancements.
- Public green spaces to help mitigate recreational disturbance (RAMS).

Archaeology and Built Heritage

- Archaeology is not a constraint to masterplan layouts.
- Where Archaeology is affected, it will be investigated in advance and recorded.
- Respect the setting of the Listed Buildings to the south east corner of the Site, ensuring new buildings are set back an appropriate distance within an appropriate landscape setting.
- Respect the setting of the non-designated heritage assets.
- Awareness of the Schedules ancient monument located north of the Site.
- Respect the building frontage line on Blasford Hill.

Minerals

- Geology and minerals are not a constraint to masterplan layouts.
- The eastern portion of the Site is considered to be the most suitable for accommodating shallow infiltration drainage via soakaways.

Flood risk

- Flooding is not a constraint to masterplan layouts.
- Requirement to maintain surface water runoff rates in accordance with national and local policy.
- The existing on-site ditches offer the opportunity to provide a sustainable drainage strategy along with new attenuation features introduced as part of the development.
- The development needs to provide appropriate surface water drainage attenuation, such as using the existing agricultural reservoir alongside an attenuation basin located in the south eastern part of the Site which is at the lowest level.

Utilities

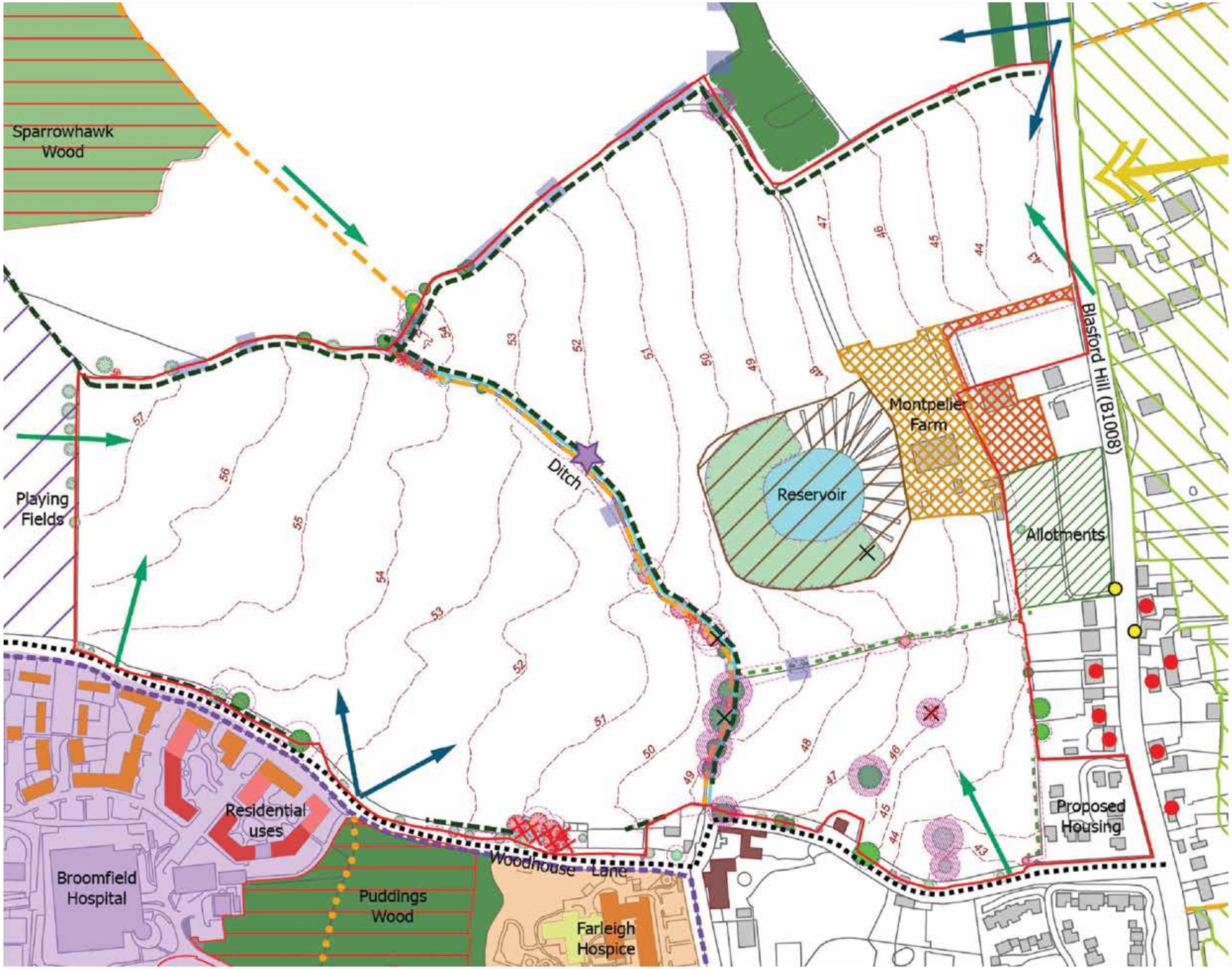
- To avoid any disruption on Blasford Hill (Distributor road) utilities and services will be directed along Woodhouse Lane and sensitively diverted into the south east corner of the Site to serve the development.
- The layout should take account of existing drainage, including an allowance for maintenance and easements.
- Consideration to be given to the natural attributes of the Site and in particular to the south east corner when installing drainage / utilities.
- The Site is well positioned to connect into existing utilities delivering the latest in communications such as high-speed broadband providing residents a reliable fast internet connection.

Noise

- There are no particular masterplanning constraints identified at this stage in relation to noise impact upon the new residents which could not be mitigated through simple measures such as glazing.
- There are no particular constraints identified in relation to noise impact on existing residents or other sensitive receptors.

Education

- Cycle and pedestrian footpaths will be provided for safe and easy access to primary schools in Little Waltham and Broomfield. Existing footpaths and cycle connections will be utilised for access to secondary education in Broomfield.
- Provision on-Site for Childcare and early years facility.



Masterplan Site Area

Agricultural Reservoir
Area of water with sloping sides.

Site Contours (1m Intervals)
The site falls from west to east, from around 58m AOD to 43m AOD.

Ancient Woodland (Including TPO)
Sparrowhawk Wood to northwest of site.

Woodland (Including TPO)

Green Wedge Designation
Covered by Policies CP9 and DC9 of the Draft Local Plan Proposals Map (Jan 2018).

Open Space Designation
Covered by Policies CP12 and DC39 of the Draft Local Plan Proposals Map (Jan 2018).

Broomfield Hospital

Farleigh Hospice

Building Heights - 1 Storey

Building Heights - 2 Storey

Building Heights - 3 Storey

Building Heights - 4 Storey

Non Designated Heritage Assets

Local Wildlife Site

Scaffold Yard

Scaffold Storage Yard

Playing Fields

Public Right of Way
A public footpath crosses the middle of the site.

Proposed Cycle Route

Footpath Through Puddings Wood

Water Feature / Drain
The agricultural reservoir next to the farm and a ditch running through the middle of the site, alongside the public right of way.

Ecological Assets

Main Views into Site
Views into site from valley slopes to the east.

Local Views into Site
Views into site from immediate surroundings.

Broomfield Neighbourhood Plan:
Landscape Appraisal views.

Country Lane with Prominent Tree / Hedgerows

Listed Buildings
There is a group of listed buildings to the east of the site, strung out along Blasford Hill.

Public Transport
Bus Stops.

Potential for Bat Roosts

Japanese Knotweed

Catagory A Trees

Catagory B Trees

Catagory C Trees

Catagory U Trees

Native Species-Rich Hedgerows

Species Poor Intact Hedge

Dead Trees

Root Protection Area
Area where development should be avoided, if possible.

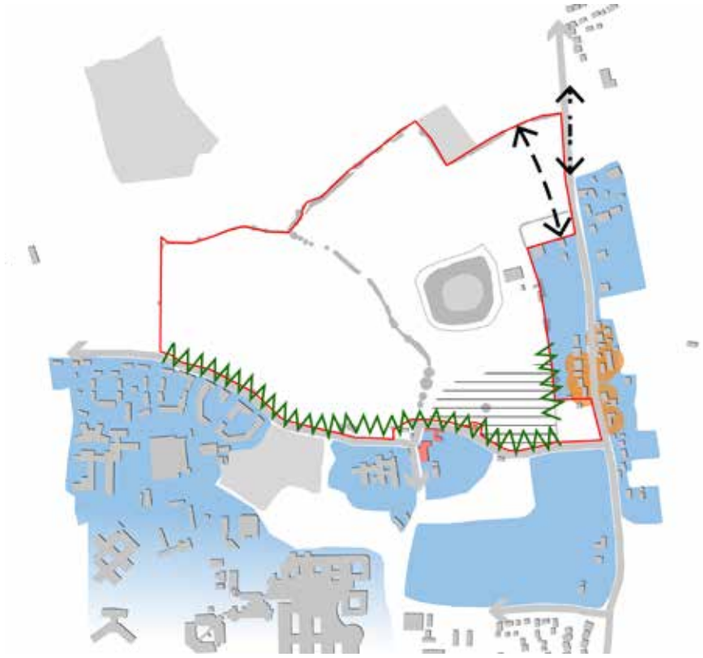
Tree Preservation Order (TPO)

N

3. SITE OPPORTUNITIES AND DESIGN PRINCIPLES

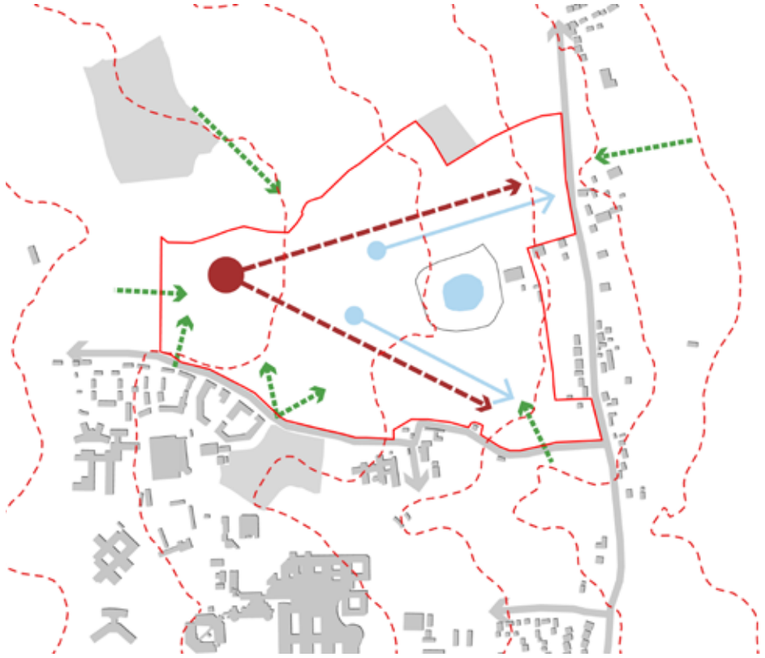
The following series of diagrams explain the key points which inform the masterplanning principles and underpin some of the decisions made to inform the design process.

These reflect the specific spatial considerations of the Site and the feedback received from the engagement process. In addition to this the requirements of policy guidance and best practice referred to in section 2 of this document will be applied to all development proposals.



1. IDENTITY & HERITAGE

- Maintain separation between Broomfield and Little Waltham by providing a green gap i.e. limiting development within the north east corner.
- Respect adjacent uses, including the setting of Listed Buildings and non-designated heritage assets and Farleigh Hospice by providing a landscape buffer and / or setting back development.
- Retain a natural parkland setting to the historic buildings.
- Consider local design and layout cues from Broomfield and Little Waltham.

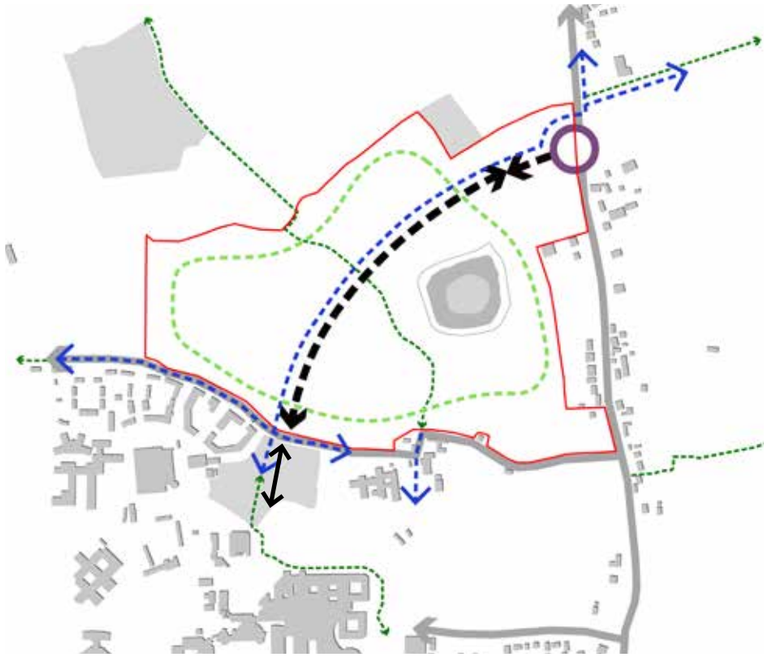


2. SITE TOPOGRAPHY & KEY VIEWS

- Utilise the natural fall of the land to provide an integrated drainage strategy within the landscape.
- Allow the Site topography to reinforce the sense of place and interest to the roofscape.
- Integrate the agricultural reservoir into the landscape strategy and make use of the level changes.
- Acknowledge building scale range likely to be predominantly two storey with potential for habitable rooms in the roof.
- Views from north / north western farmland plateau will be addressed with boundary planting.

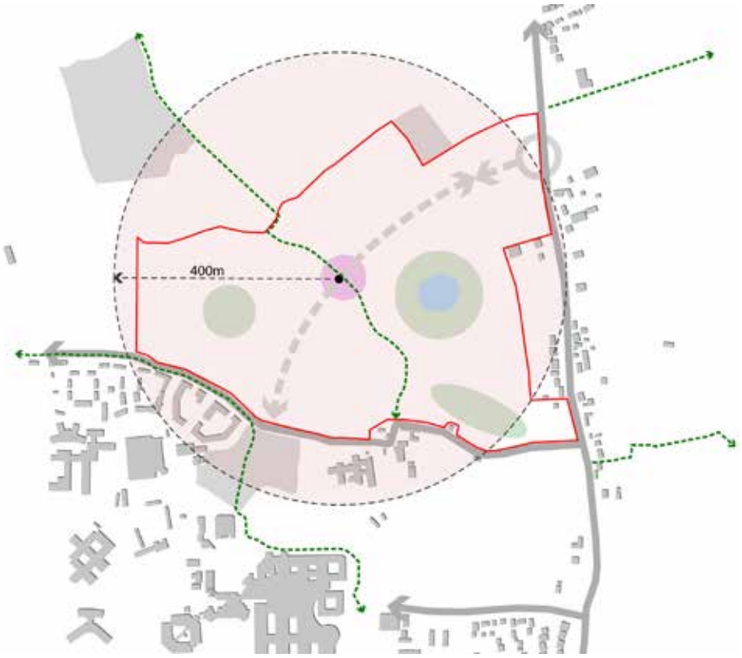
3. TREES AND ECOLOGY

- Opportunity to link Puddings Wood and Sparrow Hawk Wood with enhanced tree planting along the western boundary and along the outer perimeter of the Site.
- Opportunity to enhance existing wildlife habitats via a north to south green corridor .
- Remove hedgerow only where necessary.
- Retain the grassland area located in the south east corner to help improve biodiversity and ecology.
- Retain and enhance where possible existing trees and hedgerows alongside new provision as part of a network to secure biodiversity gains.
- Strengthen planting along the outer perimeter of the site



4. ACCESS & CONNECTIVITY

- Provide a new primary access point from Blasford Hill .
- A new vehicular, pedestrian and cycle access will be provided to connect with Broomfield Hospital internal perimeter road.
- Provide pedestrian / cycle links where feasible through to Broomfield and Little Waltham.
- Integrate existing public rights of way into layout along with the opportunity to connect into the wider network of shared foot/cycle paths.
- On-site routes including perimeter walks & cycle paths to provide opportunity for health and recreational benefits.
- Connect to the strategic pedestrian and cycle routes across Chelmer valley.
- Opportunities for accessible sustainable travel to key destinations.
- Pedestrian and cycleway links to adjacent uses and routes to engage communities, families and individuals to improve health and wellbeing.
- Public transport infrastructure to be provided within the site.
- Explore alternative future use of Woodhouse Lane to avoid rat running and issues of safety.



5. LIVEWELL & COMMUNITY INFRASTRUCTURE

- Incorporate the 'Livewell' principles to encourage the community, families and individuals to improve on health and wellbeing.
- Accessible open space within walking distance for all residents with activities for all ages.
- Provide a community led neighbourhood centre with childcare and early years facility, including potential for healthcare provision.

4. COMMUNITY ENGAGEMENT & LOCAL INVOLVEMENT

CHELMSFORD CITY COUNCIL PPA

Bloor Homes entered into a Masterplan PPA in early 2019. The Masterplan PPA covers four stages in total, which address the following:

Masterplan PPA	Requirements
Stage 0	Chelmsford City Council (CCC) and Bloor Homes enter into a PPA.
	Bloor Homes agree Masterplan framework plans with CCC.
Stage 1	Undertake stakeholder engagement.
	Bloor Homes to draft a Masterplan document.
	CCC provide comments to Masterplan document.
	Masterplan document amended and agreed with CCC.
Stage 2	Bloor Homes submits Masterplan document.
	Formal public consultation commences on Masterplan document.
	Masterplan document amended in light of feedback from public consultation.
Stage 3	CCC prepare consultation report.
	Masterplan document approved by Executive Cabinet as approved guidance for development.

Bloor Homes have worked closely with CCC in developing the framework plans and the Masterplan document.

TECHNICAL WORKSHOP

On Tuesday 13 August, Bloor Homes organised a technical workshop for stakeholders, providing them with an opportunity to discuss and feed into the proposals for the Blasford Hill development. The workshop was held between the hours of 13:00-16:00. Eighteen stakeholders attended the workshop, from a range of organisations covering diverse areas of expertise.

Main outcomes of discussion:

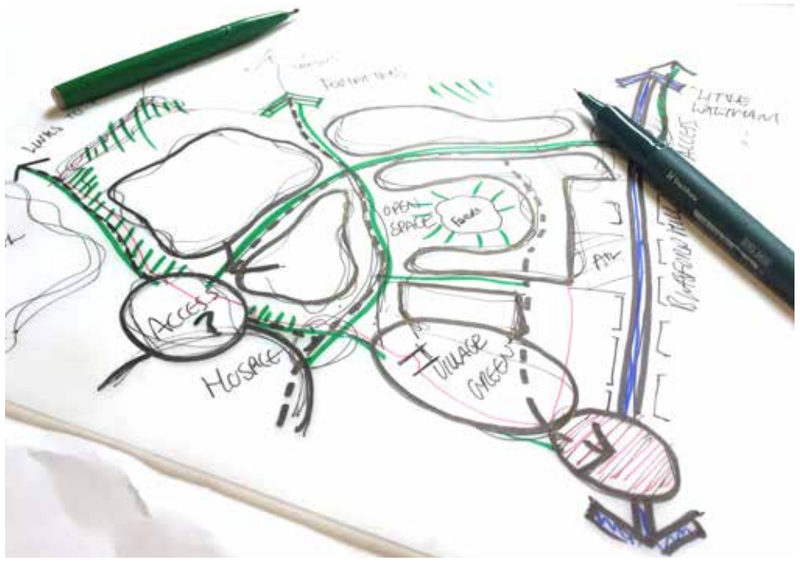
- Investment in green corridor footpaths.
- Retention of the reservoir.
- Creation of a village green.
- Provision of swift boxes across the Site.
- Low density housing.
- Open space walking area creating a connected circuit.
- The design attributes of the primary route through the Site and key junctions.
- Internal movement and relationship with Woodhouse Lane.
- Approach to foul and surface water drainage.
- Ecological corridors and the need to sensitively design the south east corner of the Site.
- Constraints on drainage.

PARISH COUNCIL WORKSHOP 1

On Tuesday 13 August evening a meeting took place between Bloor Homes and representatives from Broomfield Parish's Neighbourhood Planning Group and Little Waltham Parish Council. This meeting followed previous engagement undertaken with the Parishes, regarding the proposals for the Blasford Hill development.

Main outcomes of discussion:

- Density & quantum of proposed development.
- Creation of village green to south eastern corner.
- Importance to retain existing reservoir as a community asset.
- Access road routing into Broomfield Hospital.
- Use of the access road into Broomfield Hospital.
- Stopping up of Woodhouse Lane.
- Impacts upon Farleigh Hospice in terms of traffic management.
- Traffic reduction measures along Blasford Hill.
- Potential controlled pedestrian crossing along Blasford Hill.
- Pedestrian and cycle connectivity to Broomfield and Little Waltham.



PARISH COUNCIL WORKSHOP 2

On the evening of Tuesday 5th September, a further meeting took place between Bloor Homes and representatives from Broomfield Parish's Neighbourhood Planning Group and Little Waltham Parish Council.

Main outcomes of discussion:

- Presentation of parishes' concept aspirations for site.
- Creation of village green central to development.
- Importance to retain existing reservoir as a community asset.
- Access road routing into Broomfield Hospital.
- Stopping up of Woodhouse Lane.
- Traffic reduction measures along Blasford Hill.
- Potential controlled pedestrian crossing along Blasford Hill to Little Waltham.
- Content and requirements for neighbourhood centre.
- Potential for a work hub with a multifunctional community use.
- Types of housing required.
- Incorporating architectural themes from Little Waltham and Broomfield.

COMMUNITY WORKSHOP

On Tuesday 10 September, Bloor Homes organised a community workshop for stakeholders, providing them with an opportunity to discuss and feed into the proposals for the Blasford Hill development. The event was held between 6.30 to 9 pm, at the Broomfield Methodist Church. Following a presentation about the Site and the masterplan process, a round table discussion was held with attendees. This provided local stakeholders with the opportunity to discuss any specific areas of interest they have on proposals directly with the project team.

Main outcomes of discussion:

- Consideration of key worker accommodation, potentially off-site provision.
- Provide additional greenery and footpaths around Woodhouse Lane.
- Preference for the route to be accessible for staff working at either the Hospice and Hospital. in addition to local buses and "blue light traffic".
- Opportunity for development to connect with local walking and cycling routes.
- Addressing potential rat running through Woodhouse Lane depending on use of link access.
- Neighbourhood centre should be well located to with good pedestrian and cycle links.
- Neighbourhood centre should serve the residents of the proposed development and the wider settlements of Little Waltham and Broomfield.
- Neighbourhood centre would best be used for community use, with potential for a satellite doctors surgery, remote working space, and other similar community uses.
- Potential doctors surgery within the site would not be supported by the CCG.
- Development should not give the appearance of merging Broomfield and Little Waltham.

PUBLIC EXHIBITION

In line with the requirements for stage 2 of the masterplanning process, a consultation event was arranged for Saturday 18th January 2020 at Broomfield Village Hall, 158 Main Road, Chelmsford. The consultation provided the community with an opportunity to see and feed into the submitted masterplan proposals and formed a principle element of the pre-application engagement Bloor Homes is undertaking with stakeholders ahead of the submission of a future planning application, to develop the site.

Prior to the consultation event, invitations were delivered to 1,992 addresses around the site. Local Councillors received a personalised invitation to the event, alongside representatives from Broomfield Parish Council and Little Waltham Parish Council. A meeting was also arranged with the parish councils in advance of the consultation, to brief them on the materials and information that will be on display at the event.

In total, 116 residents attended the consultation with 19 feedback forms retuned at the event. A number of local councillors were in attendance, including ward members for Broomfield and The Walthams; Cllr Wendy Daden (Independent Group) Cllr Barry Knight (Conservative), Cllr Mike Steel (Conservative).

Main outcomes of discussion:

- How the development would affect traffic levels on local roads across Broomfield and Little Waltham.
- Delivery of the Link Road through the site to provide an access to Broomfield Hospital.
- Positive discussions on the proposed green infrastructure strategy for the site. Residents welcomed the plans to utilise the site's natural green space, alongside the provisions for a new village green and plans to make the reservoir available to the local community.
- How local infrastructure facilities (specifically educational facilities and GP surgeries) are likely to be affected with new residents moving to the area.
- The investment being made in preserving and enhancing vegetation and greenery across the site, alongside the measures being taken to enhance local wildlife habitats

RESPONSE TO FEEDBACK

The following key aspects were captured through the engagement process:

Design

- Consider a range of housing & densities that reflect the characteristics of the Site and surroundings.
- Careful consideration to be given to the approach to drainage.
- Design of the key route through the Site.
- Content and design for a Community Led Neighbourhood Centre.
- Consider architectural cues from Broomfield and Little Waltham.
- Ensuring the community facilities are complementary to others locally.
- Maintain the separation with Little Waltham.

Masterplan Response

- Identification of character areas to respond to the different aspects of the Site.
- Careful design of the main access into the Site and route as a key feature.
- A network of swales and other sustainable drainage features.
- Proposition for a 'community led' neighbourhood centre.
- Limiting development in the north east corner of the Site.
- Design analysis of neighbouring settlements.

Green Infrastructure

- Retention of the reservoir as a key feature on the Site.
- Investment in green corridors and footpaths across the Site.
- Preservation of existing vegetation and landscape features.
- Potential to link to landscapes beyond the Site.

Masterplan Response

- Incorporation of the reservoir as a key element of the green space approach.
- A Landscape Framework for routes and spaces across the Site & connected beyond.
- A landscape approach that builds on existing features and enhances these where possible.

Transport & Access

- Create on Site walking routes that are connected & linked to open space.
- Provision of a new vehicular route into the Site from Blasford Hill.
- Approach to wider traffic management to be considered.
- Securing footpath and cycle connections to Broomfield and Little Waltham.

Masterplan Response

- An integrated network of green corridors & walking routes.
- Provision of a new junction onto Blasford Hill and a new route into the Site .
- Consideration of the wider transport context on Woodhouse Lane and Blasford Hill.
- Connecting the Site more broadly via walking and cycling routes & public transport.
- A new vehicular access to be provided to connect with Broomfield Hospital

Ecology & Heritage

- Creating opportunities for ecology through the design of routes and spaces.
- Consideration of village greens to reflect the heritage of the area.
- Care to be taken with the design approach to the south east corner of the Site.
- Accounting for archaeology and heritage.

Masterplan Response

- Undertaking archaeological and ecology surveys.
- Reflecting the ecology of the Site by retaining key habitats and integrating into the design.
- Creating a new semi-natural open space in the south east corner.
- Incorporating village greens into the green infrastructure network.

5. MASTERPLAN FRAMEWORK

The Masterplan Framework Plan draws on the analysis of the Site, the feedback from the engagement process and the Site opportunities and principles to provide structure for future development. Taken with the Site principles and objectives, this plan provides the parameters for any future proposals through the planning process. The Indicative Plans that follow demonstrate one way in which development might respond to these parameters.

The Masterplan Framework has been informed by a thorough assessment of the Site and relationship to the immediate and wider context. It provides a framework for the delivery of a high quality, sustainable extension to the existing built up area of Broomfield. The key principles underpinning the design proposals are set out below.

NEW HOMES

- Deliver approximately 450 new homes.
- Provide of a mix of types and tenures, including affordable homes to meet the housing needs of the local community.
- Provide a coherent network of public open space, formal and community space within the Site.

ACCESS & SUSTAINABLE CONNECTIONS

- Create links and connections that will help integration of Blasford Hill with the communities of Little Waltham.
- Access served via a new roundabout off the B1008 Blasford Hill.
- A new vehicular, pedestrian and cycle access will be provided to connect with Broomfield Hospital internal perimeter road.
- Safe and convenient walking and cycling routes to community facilities in Broomfield and Little Waltham where feasible.
- Provide an on-site network of shared cycle \ footways.

GREEN SPACE, ENHANCING HABITATS AND BIODIVERSITY

- Create a network of Green infrastructure and provision of public open space.
- Enhance existing habitats and biodiversity through a comprehensive network of planting connected to the wider ecological features.
- Retain and enhance existing Site planting and field boundaries to help the design proposals integrate into the landscape surroundings.
- Retain the main hedgerow & PRoW running north south through the Site as a key structuring feature, limiting breaks where possible.
- Retain and enhance the agricultural reservoir as a key landscape feature within the development.
- Integrate existing network of ditches and reservoir into the proposed drainage strategy.
- Respect the setting of the Listed Buildings to the south east corner of the Site by provision of open space parkland.

COMMUNITY FACILITIES

- A new community led neighbourhood centre will be located centrally within the site with access from the main spine road and within easy walking distance for all residents. The facilities will be focused on a multi-functional community building and may include a children's' nursery and / or a primary health care practice, subject to agreements with Essex County Council or the NHS.

RESPECTING WIDER COMMUNITIES

- Maintain separation between little Waltham and Broomfield.
- Provide links to existing pedestrian and cycle networks.
- Complement existing uses rather than compete.
- Provide a new village greens to complement local character.
- Enhance links and connections to the wider PRoW for new and existing residents.

MASTERPLAN FRAMEWORK

5. INDICATIVE MASTERPLAN

MASTERPLAN

The Indicative Masterplan set out opposite shows how the development could look in terms of block structure, buildings, open space, landscape and movement.

Particular care has been taken to integrate the Site into the surrounding landscape context, retaining existing landscape assets and provision of new open space typologies to create a multi-functional green infrastructure network.

Embracing the Site's very good relationship to existing facilities, public transport routes and public rights of way has created a permeable network of routes within the Site. These routes will be direct, safe and convenient to maximise the opportunities for people to travel by sustainable modes:

- A series of 'greens' will provide a focus and sense of arrival for the development reinforced by the character and pattern of streets, key spaces, landmark buildings and retained vegetation to create a place of the highest design quality.
- The development can deliver a broad mix of housing types and tenures as part of creating a balanced, safe and sustainable community for the future.
- The development will comprise approx 450 new homes, neighbourhood centre, formal and informal open spaces, and extensive landscaping.
- A new vehicular, pedestrian and cycle access will be provided to connect with Broomfield Hospital internal perimeter road. The delivery of this access will either be directly by the developer of Blasford Hill (subject to the Hospital Trust making the land freely available) or via a financial contribution by the developer to finance the works to be undertaken by the Hospital Trust under governance of the Local Authority.

LAND USE STRUCTURE

The proposed land uses are set out on the plan opposite. The proposed residential area is approximately 13ha which equates to around two-thirds of the total Site area.

The disposition of land uses will be carefully considered to respond to the unique characteristics of the Site and contribute to the principles of the other thematic objectives as follows:

- Residential development shall be accommodated within 'pockets' of development separated by areas of green infrastructure.
- Non residential community uses shall be located centrally adjacent to the spine road consistent with ensuring non residential uses are well located relative to the community.
- A range of open space typologies shall be provided that meet the open space policy requirements and positioned in locations that are accessible to the community.
- The access road and green infrastructure provision shall be accommodated in locations that maximise the retention and potential for enhancement of existing vegetation.

New homes

Housing is the primary land use incorporating a mix of units in terms of size and tenure, ranging from one bedroom apartments to four bedroom detached houses and includes a proportion of affordable housing. The housing mix will be determined at a later stage. There will be an opportunity for self and custom build within the masterplan.

The Indicative Masterplan uses a perimeter block typology which helps maximise security and natural surveillance. Dwellings will be arranged in traditional 'perimeter block' style whereby fronts of properties overlook streets and public spaces, and back gardens or rear parking are kept private within the block in order to maximise safety and security. This approach is consistent with the principles established by 'Secured by Design' because it maximises 'active frontages' on the street, providing natural surveillance.

An area for self build plots will be identified through the planning application process for the site and appropriate design guidance prepared in consultation with Chelmsford City Council.

Neighbourhood Centre

The neighbourhood centre will provide a focal point for the new community, located in proximity to the central open space and related reservoir. Consultation responses and assessments of existing local facilities have made clear that this should be a community focused centre. To this end, it is anticipated that a multi-functional community building will be accommodated alongside the required early years and childcare facility as set out in the local plan policy, though with the potential to include healthcare.

Open Space / Green Infrastructure

The Indicative Masterplan includes a significant amount of open space including a neighbourhood equipped play area (NEAP), green links and natural or semi natural green space. The NEAP will be located centrally within the development and accessible for all providing opportunities for play for children of all ages. The Site also provides the opportunity to create new recreational routes and activities to support the 'Livewell' initiative such as linking and utilising the existing PRoW to the east for running and jogging to improve the health and well being of new and existing residents.

Indicative Masterplan

INDICATIVE LANDSCAPE / GREEN INFRASTRUCTURE FRAMEWORK

GREEN & BLUE INFRASTRUCTURE

The NPPF defines Green Infrastructure as:

'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.'

Green Infrastructure (GI) delivers a range of benefits including the following:

- Amenity, or recreational benefits;
- Community benefits;
- Health and well-being benefits;
- Ecological benefits ;
- Biodiversity benefits; and
- Landscape and visual mitigation benefits.'

The approach to the delivery of a comprehensive green and blue infrastructure across the Site is underpinned by the following principles:

- A network of swales and attenuation features shall embrace best practice to treat, convey, store and discharge water to green field run-off rates.
- The reservoir shall be retained and re-imagined as part of a new multifunctional public green space connected with the wider green infrastructure network and other green space within the Site.
- The tree and hedgerow line associated with the existing public right of way shall be retained and enhanced as part of widened green corridor linking the semi improved neutral grassland with Sparrowhawk Wood.
- The grassland area located in the south east corner will be retained and enhanced for wildlife, biodiversity and utilised for on site attenuation.
- Enhance the planting along the southern and western boundaries linking the semi-improved neutral grassland with Sparrowhawk Wood.
- Integrate development parcels with green spaces through street layout / design.
- Incorporation of village greens into the green network to reflect local heritage.
- Green space and planting to Blasford Hill to help maintain separation between Broomfield and Little Waltham.
- The proposed development seeks to provide biodiversity net gains in accordance with Policy S11 and NE1 of the Council's adopted Local Plan. The landscape strategy identifies substantial areas of landscaping which will provide biodiversity net gains within the site.
- Mitigate the impacts of new roads.

The Indicative Masterplan comprises a green network that integrates landscape and water components. This will provide a framework for creating varied landscape typologies which reinforce the local sense of place and transition with the adjoining countryside.

An enhanced green link is proposed across the middle of the Site, strengthening the existing trees and hedgerows and delivering a new ecological asset. Further landscape and ecological benefits will be derived from the landscape improvements which can be delivered around the existing reservoir.

Additional planting will be added around the periphery of the Site, including the south and south west boundaries which will provide new ecological connection between Puddings Wood and Sparrowhawk Wood and act as a transition with the surrounding open landscape and soften views from the adjoining countryside and public rights of way.

The south east corner has the potential to become an attractive new habitat and incorporate the surface water attenuation basins within the landscape setting.

The proposal includes open space, trees and hedges around all of the edges of the Site. This creates a suitable transition with the surrounding landscape, enhances ecology opportunities, whilst providing an attractive setting for the new housing.

Streets, particularly along the spine road, will incorporate swales. These form part of the surface water drainage strategy whilst also adding interest and character to the street scene.

Blasford Lake

The landscape proposals look to connect with the existing agricultural reservoir by making it accessible, attractive and safe whilst enhancing ecology and amenity provision.

The key landscape strategies are:

- Creating a gently sloping lawn on the sunny side of the reservoir, opening up views to the water and maximising amenity use around the northern edge.
- Creating a strong ecological belt around the western edge of the lake connecting into the existing hedgerow to the west.
- The creation of a stepped footpath route down to the water's edge making it accessible.
- The creation of a sloped path running around the southern edge down to the water to make the feature accessible for all.

Blasford Parkland

The south east corner provides a semi natural open space within a parkland setting. Housing will form the northern boundary of the open space where possible helping to create a safe and secure environment. Public footpaths will lead through this area of open space connecting the development with Woodhouse Lane and links out onto Blasford Hill. Should the existing hedgerow in this location be removed compensation planting will be provided.

Blasford Village Green

The west of the Site includes Blasford Village Green providing a more formal open space feature for the surrounding residents. Housing will front onto the village green directly contributing to the character of this space. New public footpaths will lead through this area of open space connecting to the wider footpath network and surrounding country side.

Indicative Drainage Strategy

Existing Landscape features

INDICATIVE LANDSCAPE FRAMEWORK

Key Open Spaces

INDICATIVE MOVEMENT FRAMEWORK

MOVEMENT FRAMEWORK

The plan on the following page illustrates the indicative movement network within the Site and the connections with the surrounding context.

The development will be served by a new roundabout junction along the B1008 Blasford Hill. The design of the new roundabout is shown on page 36.

A hierarchy of streets of varying standards are proposed with regard to the needs of expected occupiers and policy standards and advice. Streets will be designed to a maximum of 20mph which will be reinforced by traffic management measures. These measures will be designed to integrate into the built environment and add to the 'sense of place' rather than allowing highway features to dictate the built form.

Traffic Calming

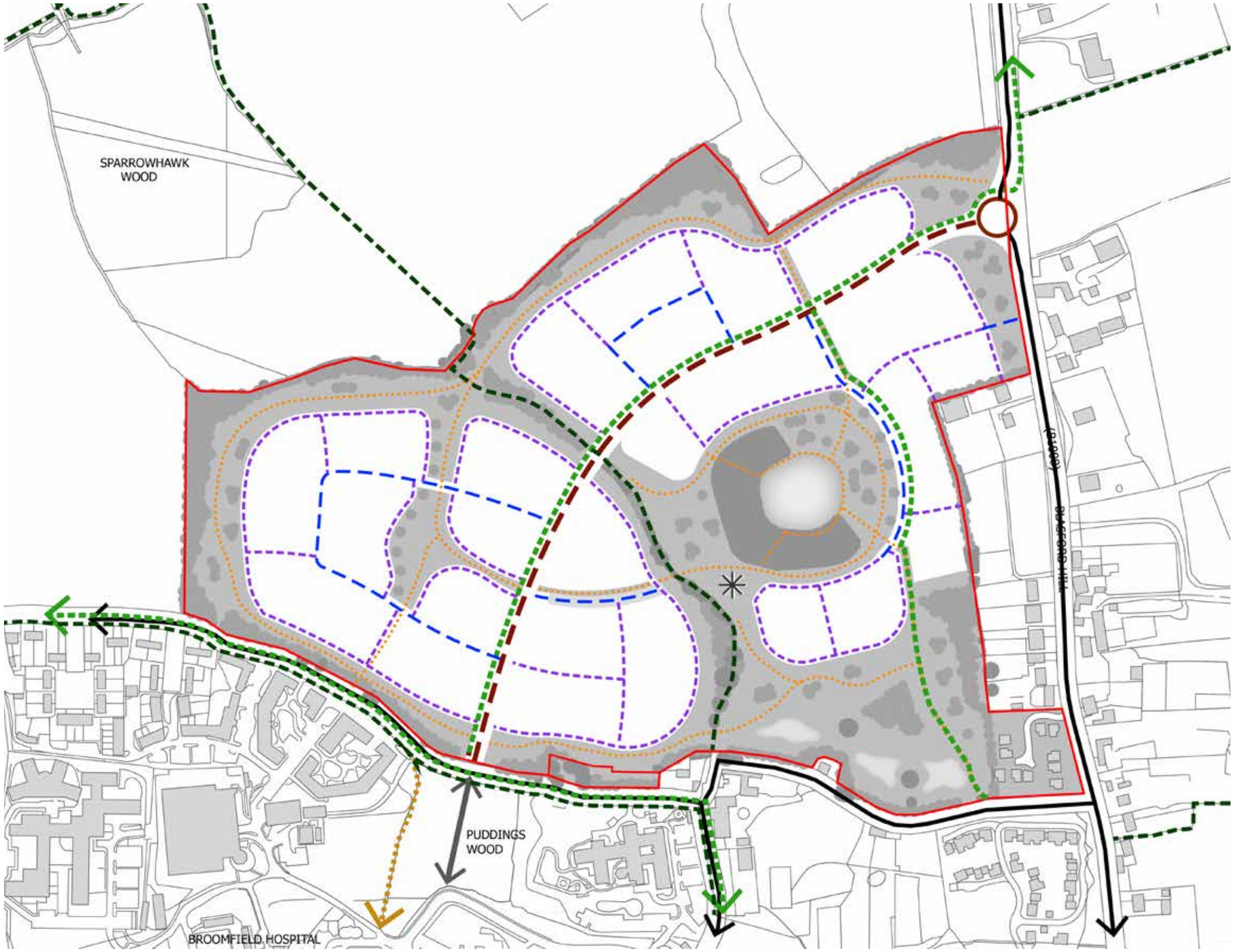
Traffic calming will help ensure that the design traffic speeds are maintained. The primary method of traffic calming will be horizontal alignment reinforced by building form and landscape treatment. Other appropriate measures include:

- Key spaces with changes in surface treatment and landscape measures.
- Junctions, squares and pinch points deflections.
- Road narrowing.
- Highway gateways, which set vehicle speeds on entry to the development.

All measures will be fully integrated with building form, landscape and public realm treatments.

Car Parking

Parking for the development will be provided in line with the Council's parking standards with a preference for on-plot parking.



Indicative Movement Framework

PUBLIC TRANSPORT

There are numerous bus services running along the B1008 Blasford Hill immediately east of the Site. These provide regular and convenient links into Broomfield and Chelmsford city centre.

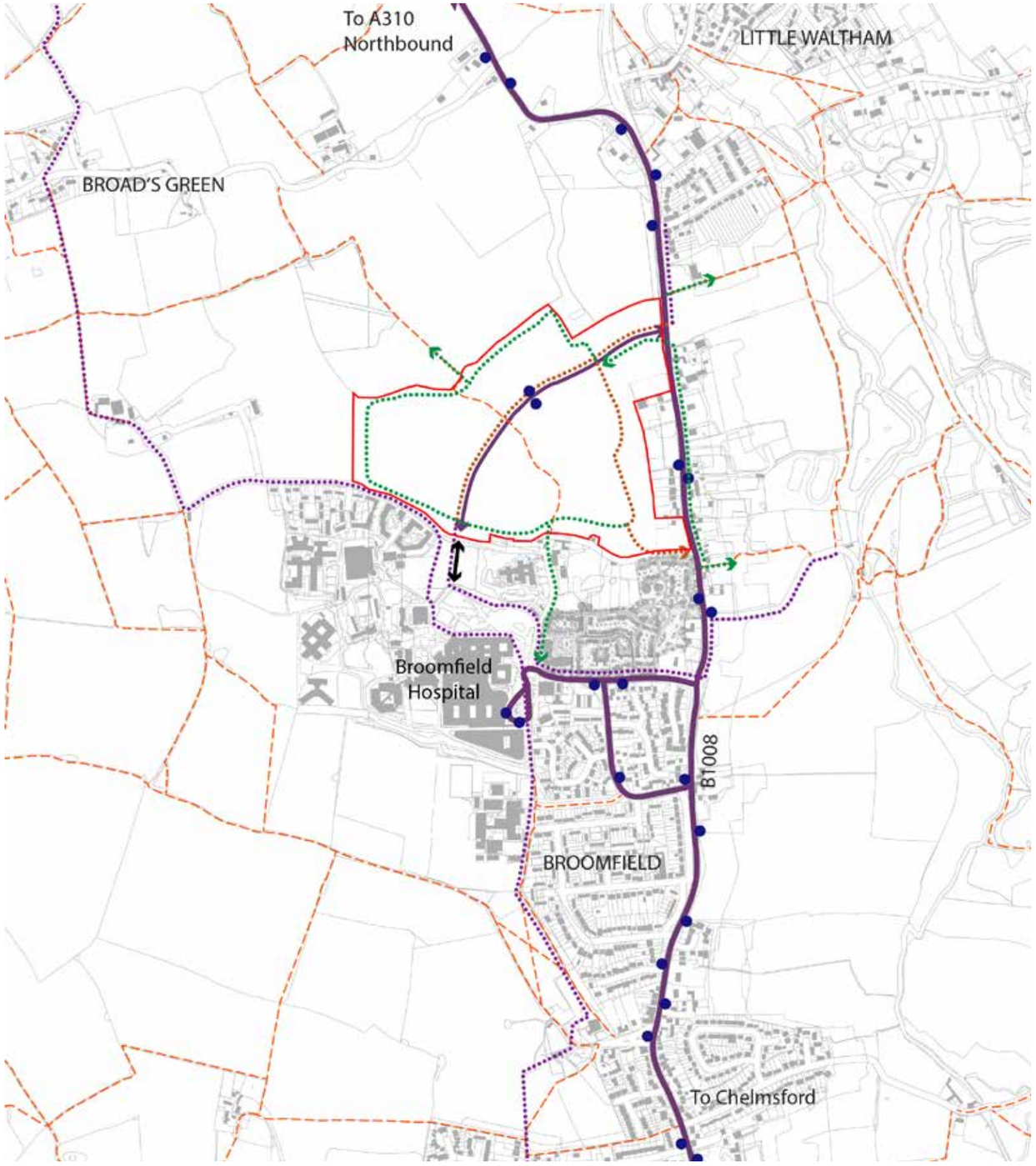
Residents have the opportunity of two bus stops nearby, both stops are linked to the Site by pavements. The bus stop locations are east along Blasford Hill and Broomfield Hospital. The proposal includes an opportunity for bus operators to access the Site to provide a service as part of the wider bus network.

PEDESTRIAN AND CYCLE

Careful consideration has been given in the masterplan to how the development will integrate with the existing network of routes surrounding the Site and provide a new network that will encourage movement by sustainable modes of transport.

The key principles underpinning the footpath and cycleway strategy are as follows:

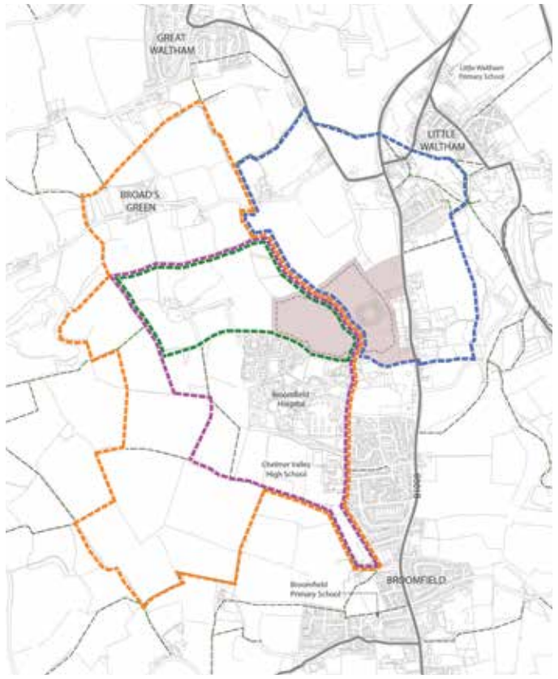
- A new cycle \ footway running along the main spine through the development, easily accessible and linked to the existing pedestrian and cycle network, including the hospital.
- Pedestrian/cycle connections onto Woodhouse Lane connecting into the strategic on-road cycle route running along Woodhouse Lane and North Court Road linking to the city centre and Waltham Cycle route.
- Routes are direct and overlooked by adjacent development to ensure they feel safe and minimise the opportunities for crime.
- Pedestrian/cycle connectivity to Little Waltham via a newcycle / footway link including junction crossings.
- The existing public right of way crossing the Site will be upgraded and connected into the new development.



Proposed Public Transport and Wider Access Plan

RECREATIONAL ROUTES & TRAILS

A series of trim trails could be created around the Site and Broomfield which utilise the existing public rights of way to the west of the Site. These routes could cater for all levels of fitness to encourage heath and wellbeing. These routes could also be incorporated into the wider network of public footpaths to create longer more challenging routes.



Indicative Recreational Routes & Trails

Masterplan Site Area
Internal Trail
Trail 1
Trail 2
Trail 3
Trail 4
PROW
Main roads

ACCESS

ACCESS STRATEGY

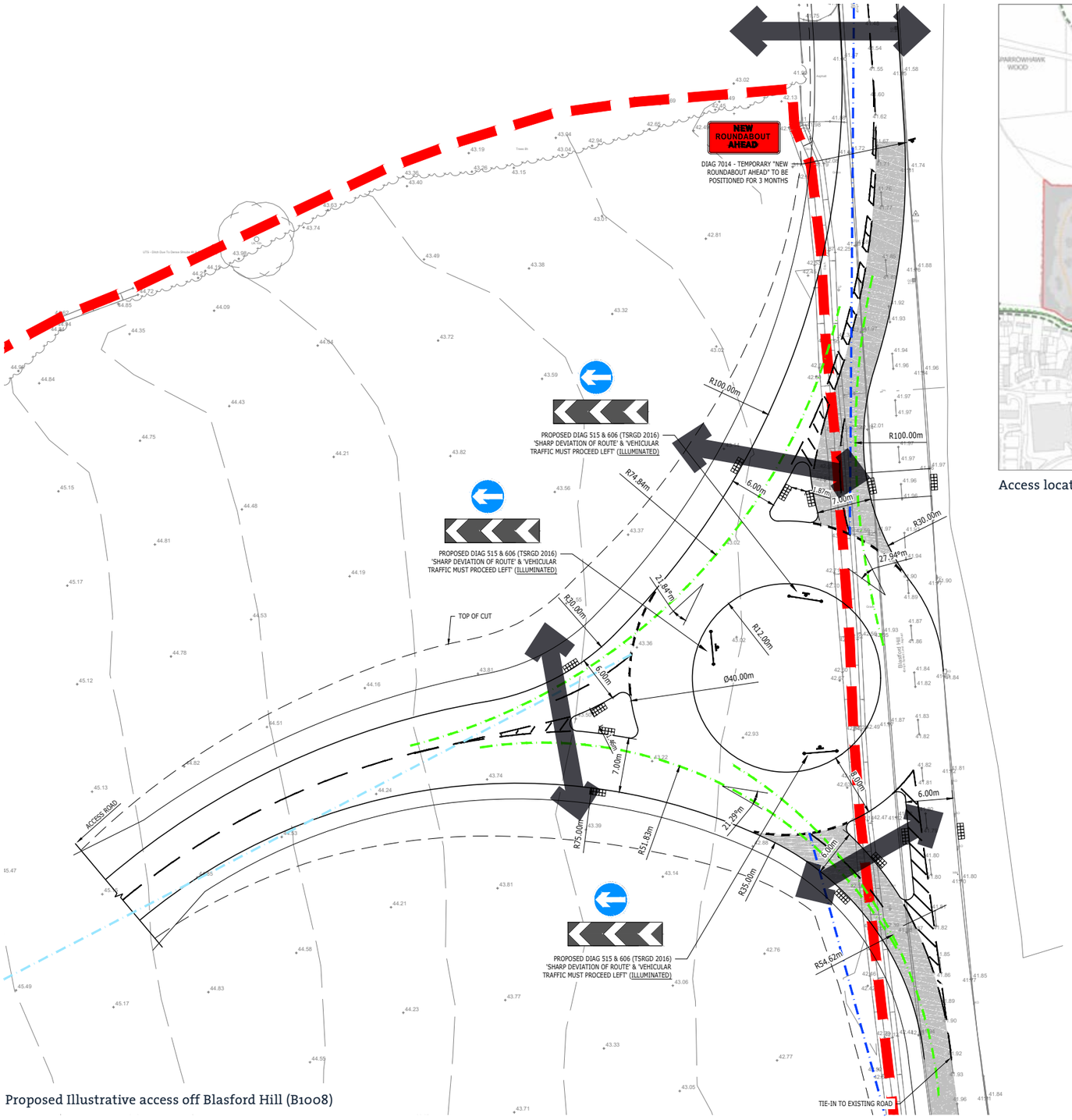
The access strategy is set out below. It addresses the following key objectives:

- Provides a suitable access off Blasford Hill.
- Provides a spine street linking all parts of the development designed to accommodate a new bus route connection within the Site from Blasford Hill.
- Provide access to Broomfield Hospital
- Coordinate the future downgrading of Woodhouse Lane with the provision of the Hospital Link Road
- Creates a network of direct and attractive cycle and pedestrian connections to key destinations within the existing built up area and the wider area.
- Provides a safe, legible and permeable layout for all modes within the Site.

The key elements of the Strategy are considered in more detail in the following pages.

Junctions within the development will be designed to add to the wider public realm rather than simply being designed to cater for car movements. In this context it is envisaged that junctions will be designed to reflect and respond to the character of the surrounding road hierarchy and built form, and will consider the movement requirements of all road users especially pedestrians and cyclists.

Crossings located on Blasford Hill



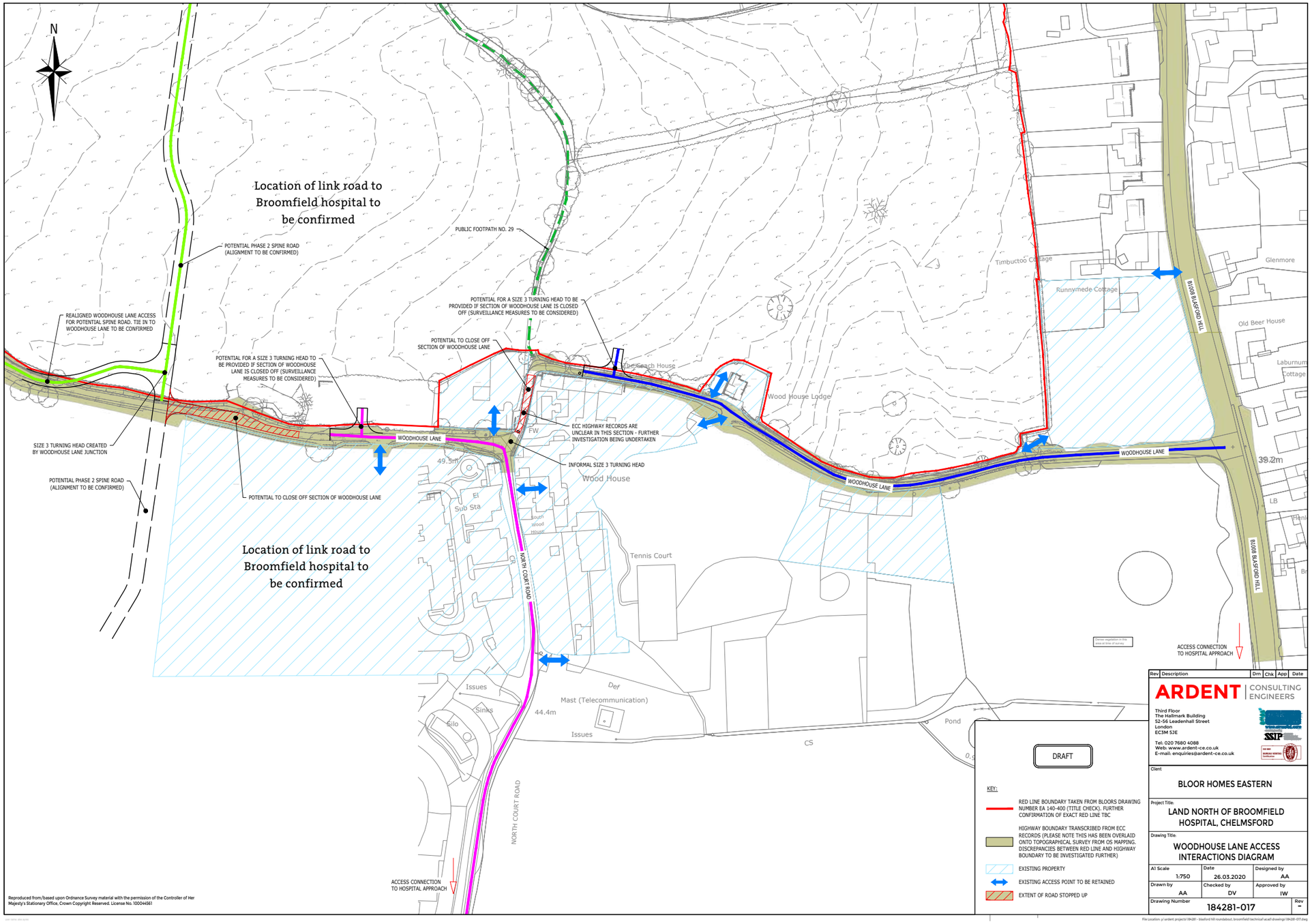
Proposed Illustrative access off Blasford Hill (B1008)

Access location plan

WOODHOUSE LANE - HIGHWAY IMPROVEMENT OPTIONS

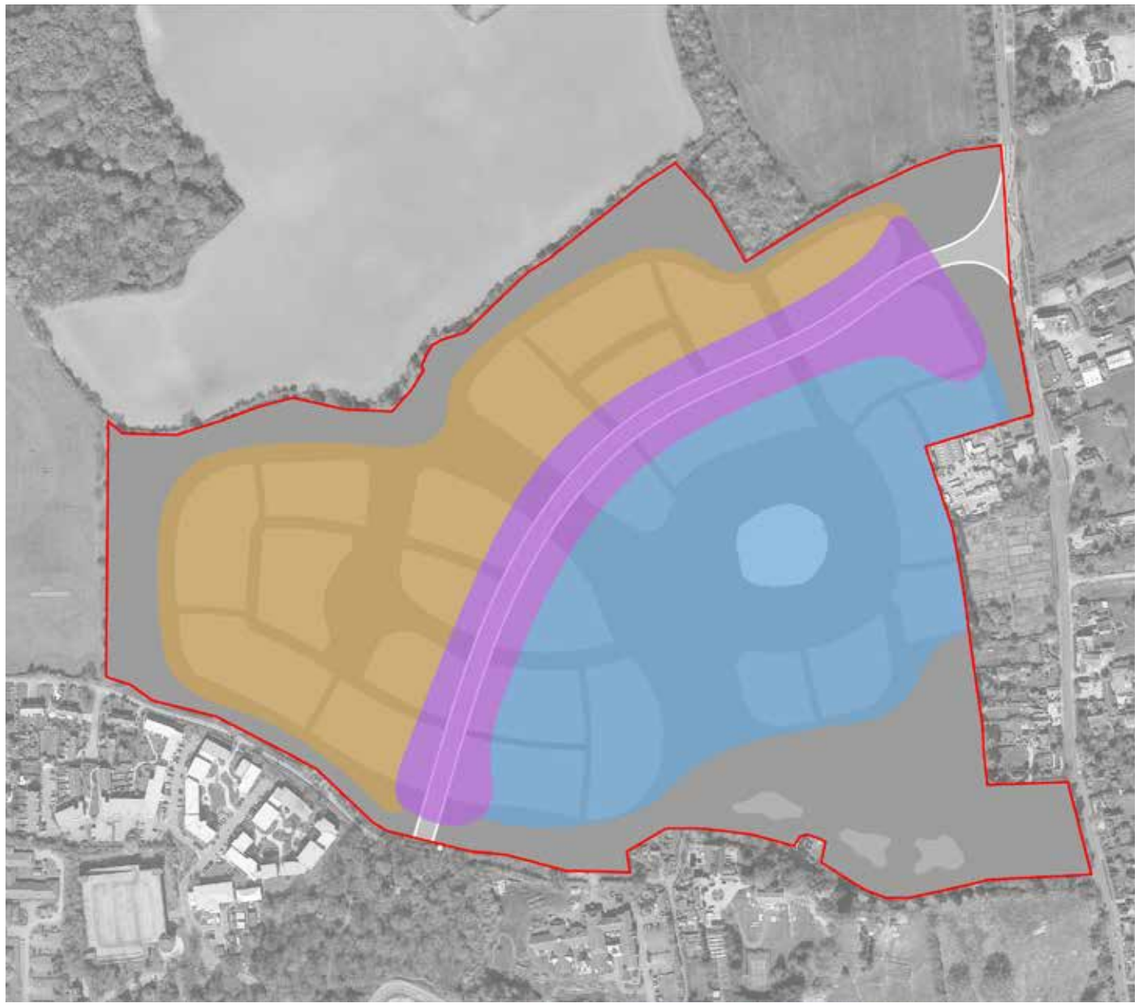
As part of the masterplanning process for Blasford Hill, the wider connectivity of the Site to the neighbouring communities and strategic linkages have been considered, including the role and function of Woodhouse Lane and the means to prevent greater use of this road either in conjunction with the Blasford Hill development or as part of the hospital access. Chelmsford City Council and Essex County Council are therefore working with us to explore the potential to rationalise access via Woodhouse Lane in conjunction with the provision of the access road into the hospital, whilst maintaining access to properties along Woodhouse Lane.

The comments made as part of the public consultation on the masterplan have been and will continue to be considered as part of this work. Full modelling of junction queueing will be provided as part of the Transport Assessment submitted with the Outline planning application to allow further refinement of the final approach to be taken forward.



INDICATIVE CHARACTER & FOCUS AREAS

This section describes the potential characteristics and appearance of the development. It sets out the strategy for achieving a sense of individuality within a coherent and legible strategy. The development has a fluid and responsive layout and structure, influenced by the Site's features and surrounding context. A traditional form of architecture is proposed for all areas, with pitched roofs and materials in keeping with the local vernacular. There are three main character areas proposed, as set out within the illustration below and described over the following pages.



Indicative Character Areas

1. BLASFORD RISE

Blasford Rise will be a comparatively higher density part of the development to address the urbanised route to the hospital. It will have a formal character and consistent appearance within the street typology and public realm treatment. Buildings will be set back, except at key locations or where the access arrangements change. A variety of units and materials will add interest.

Most of the homes will be 2 storey or 2.5 storeys adding interest and improving legibility. Building frontages will have comparatively stronger building line with parking provided onplot.

Adding to its a formal character, the street will be lined by avenue trees within grass verges accommodating swales on both sides with limited visitor parking. One side of the street will incorporate a cycle path linking into the wider cycle network. Access to housing will be via private drives off the main Spine (refer to page 43 section A-A for indicative Spine Street).

.

Pair of buildings located at development gateway

Detached homes located off Spine road

Opportunity to reflect local style

Homes set back off the street

2 - GREEN VIEW

Located around the edges of the development housing will respond to the surrounding landscape. The outer edges of the development will accommodate the lowest densities with integrated trees and shrub planting to complement the landscape setting.

Building heights are up to 2 storeys, frontages are less continuous and buildings lines have greater variety.

These areas are more landscape dominated spaces containing open spaces, trees and other vegetation, provided as part of the development and along its interface with its surroundings.

Homes facing onto green space

Homes over looking the green edge

Homes overlooking a play space

Homes located around a village green

3 - BLASFORD GREEN

Blasford Green will be predominantly detached or semi detached housing and include a higher proportion of terrace and apartments and opportunities for incidental open spaces. The two areas of open space surrounding the reservoir / Neighbourhood Equipped Area for Play and the south east corner will make a significant contribution towards its character. The homes fronting the neighbourhood equipped area of play / Reservoir will have a more consistent character with all buildings fronting and contributing towards the open space.

Building heights will tend to be 2 storeys with 2.5 in key locations enclosing spaces or movement routes. There will be a greater variety in building set backs with less continuous frontages with on-plot parking.

Focal building overlooking open space

Buildings overlooking key spaces

Buildings overlooking green space

Homes looking over the landscape edge

FOCUS AREAS

INDICATIVE NEIGHBOURHOOD CENTRE

A new community led neighbourhood centre will be located centrally within the site with access from the main spine road and within easy walking distance for all residents. The facilities will be focused on a multi-functional community building and an early years and childcare facility. At this time there are ongoing talks with the NHS about integrating local healthcare provision with this Local Centre or nearby, but this is subject to further discussion with the NHS.

Existing residents of Broomfield and little Waltham will be encouraged to use the community facility as it will complement the existing facilities available rather than compete with them. The neighbourhood centre will be located adjacent to several green links and footpaths and close proximity to the neighbourhood play area and landscaped reservoir which will be accessible for all to enjoy.

Great Western, Community Building

Dickens Heath Village Hall / Early years

Carterton Community Centre, Oxford

COUNTRYSIDE EDGE

The Countryside Edge character area will provide a transition to the surrounding countryside and create a landscaped edge to the new community where lower density housing is interspersed with an organic/informal arrangement in a landscape setting.

This character area comprises the lower density residential areas around the perimeter of the development. Residential properties will be up to a maximum 2 storey in height. The building line in these areas will be broken, with a variety of setbacks, with housing interspersed with car ports, garages, trees and soft landscape.

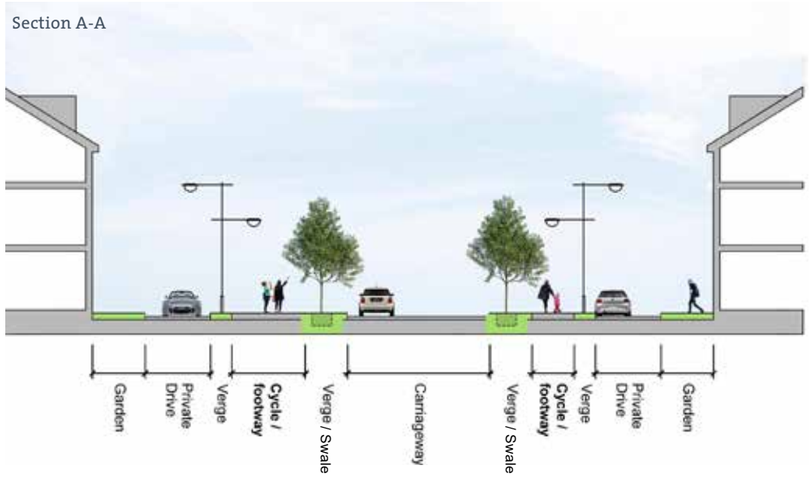
SPINE STREET

The Spine Street will provide primary route and strategic connection through the residential areas of the development. It will have a distinctive character with a strong sense of landscape and openness, informed by regular formal tree planting and green verges on both sides of the carriageway, along with a combined cycle / footway. This street typology provides access to residential properties through private drives that will minimise the number of points where the cycle route and footpath is crossed to access drives and garages.

FOCUS AREAS- STREET SECTIONS

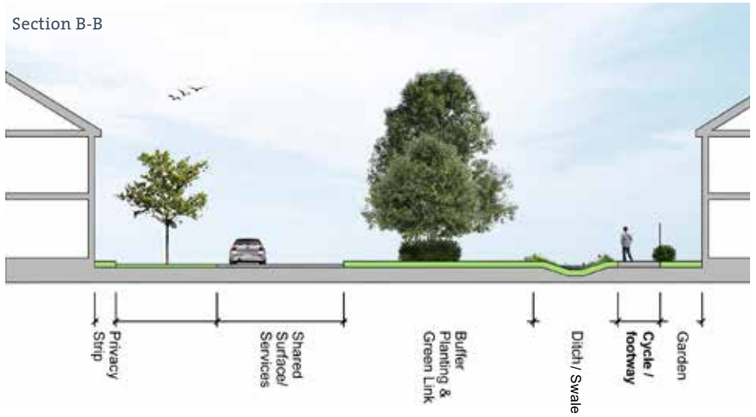
INDICATIVE SPINE STREET A-A

The Spine Street will provide the primary route through the residential areas to the southern boundary to facilitate access to Broomfield Hospital. It will have a distinctive character with a strong sense of landscape and openness, informed by regular formal tree planting and green verges with varied widths on both sides of the carriageway, along with a combined cycle / footway. This street typology provides access to residential properties through private drives that minimises the number of points where the cycle route and footpath is crossed to access drives and garages.



INDICATIVE GREEN CORRIDOR B-B

The green corridor provides a key pedestrian link through the Site from the south to the north connecting to the wider network of footpaths to the north and Broomfield to the south. The existing water course running parallel to the footpath will be upgraded and integrated with the agricultural reservoir as part of the Site drainage strategy. There will be a series of different open space typologies including play and natural space located off the green link which is also linked to the green network of foot paths within the Site.



Section location plan

INDICATIVE WOODHOUSE LANE INTERFACE C-C

The section below is indicative of how the new development will interact with the existing interface of Woodhouse Lane and the taller accommodation buildings located on the hospital Site. There will be a generous landscape buffer which varies in width on the southern edge of the development which enables existing planting to be enhanced and provide a pedestrian route within the green corridor which also connects to the wider pedestrian and cycle network.

LANDSCAPE FOCUS AREAS

Northern boundary : section AA

Houses will provide a positive frontage over the new areas of wildflower and amenity grassland with trees. Closer to the boundaries, the existing hedgerow will be bolstered with new native tree and shrub planting. A formal path will wend its way through the grassland and scattered trees, providing a pleasant open walk, forming part of the circular footpath network within the site and connecting to the footpaths in the countryside beyond.

South East boundary : Section BB

A new native hedgerow will be planted along the southern edge of the new built line, replacing the hedgerow removed during the construction process. This hedgerow will be kept low to ensure the houses can provide passive surveillance over the open space to the south, and to allow sunlight to reach the houses to the north. Large areas of amenity grassland with wildflower edges will be crossed by pathways, allowing informal use of the grassed areas. Trees will be located so as to maintain privacy to the rear gardens of the houses on Blasford Hill whilst not overshadowing them.

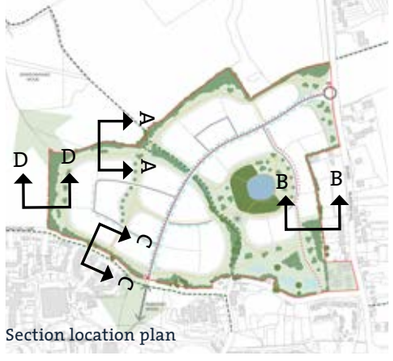
INDICATIVE LANDSCAPE FRAMEWORK

Southern boundary : Section CC

A new native hedgerow will be extended along the southern boundary of the Site, reinstating that once present along the edge of Wood House Lane. This will restore the sense of enclosure along the road and will contribute to its more rural character. The new houses will be set back behind areas of amenity and wildflower grassland planting with isolated trees breaking up the building line and creating a rural character.

Western boundary : Section DD

A new native hedgerow will be established along the western boundary, with a wide swathe of native trees and understorey planting to the east, providing new wildlife habitat and a route for bats from Puddings Wood in the south to Sparrowhawk Wood in the north. A formal path will extend along the edge of the native tree and shrub planting, bordered to the east by wildflower grassland with scattered trees. The path will form part of the wider footpath network within the site, connecting to the network of footpaths to in the countryside beyond. This area will also benefit from positive surveillance by the neighbouring houses.



Section location plan

8. DELIVERY & PHASING

This section of the masterplan provides an indicative phasing strategy for the Site.

Phase 1 (0-2 Years)

- A new roundabout is built along Blasford Hill for the first phase of housing.
- Green infrastructure improvements around the reservoir and drainage basin further south.
- New trees and vegetation around the edges of the Site are planted, ahead of the 2nd and 3rd phases to provide time for these to mature.
- Local centre, including early years facility.

Phase 2 (2-3 years)

- The housing south of Phase 1 constructed along with a pedestrian and cycle link onto Woodhouse Lane.
- Landscape proposals begin to mature.

Phase 3 (3-5 years)

- The homes in the south west area are constructed along with remainder of the spine road.
- Final areas of green infrastructure completed.
- Other pedestrian and cycle links are completed.

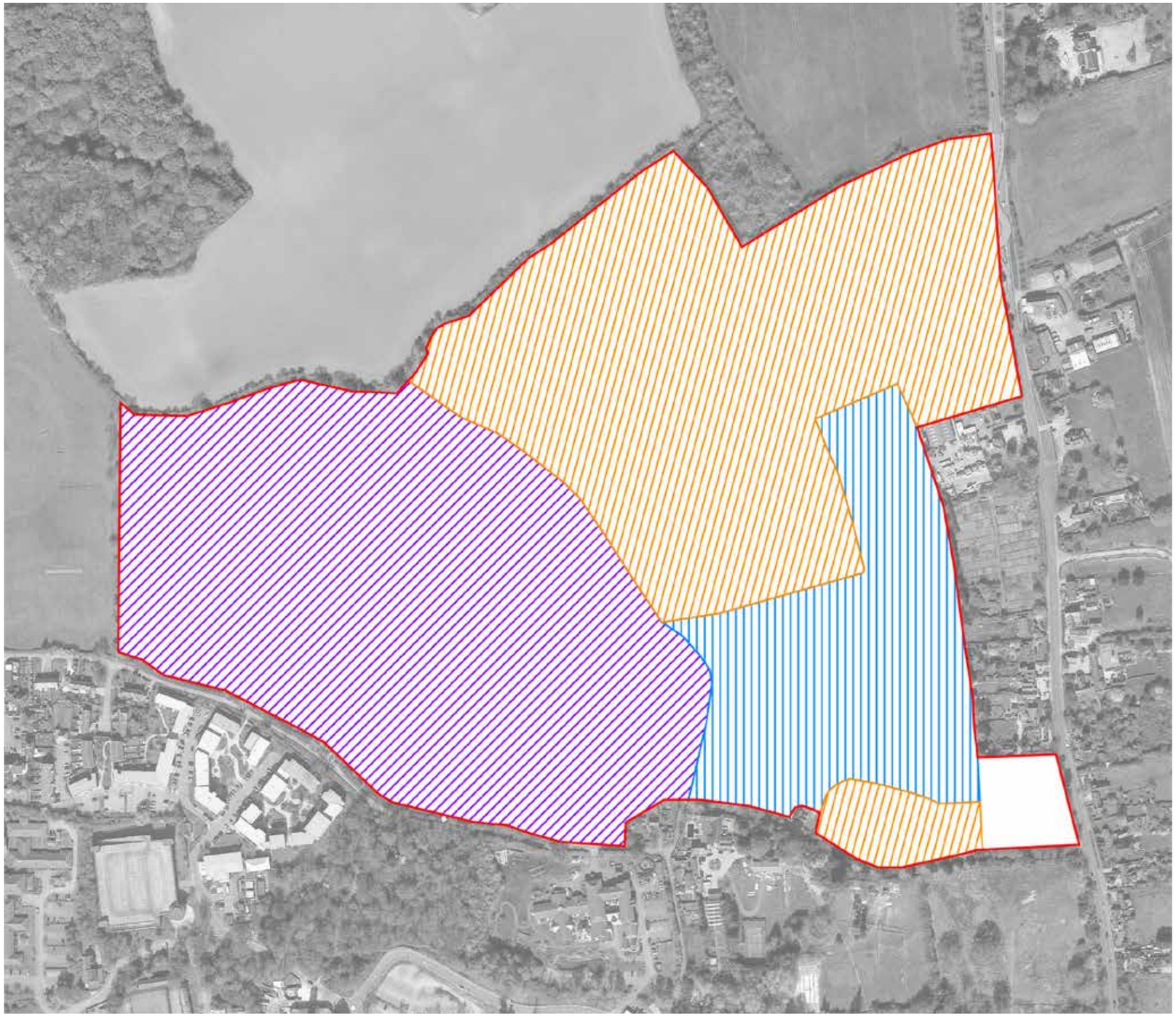
The indicative phasing strategy for the Site would be subject to further negotiation through the planning application, but this initial draft has been carefully considered and formulated to ensure that the development is brought forward in a logical and coordinated manner. This takes account of the need to match housing delivery with infrastructure, facilities and access.

The strategy takes account of physical land parcels, constraints and uses, as well as market demand and construction rates. The overall intention will be to commence construction at the earliest opportunity.

The proposed housing trajectory contained within the Council's Pre-submission Draft Local Plan identifies that the Site at North of Broomfield will start to deliver houses on Site from years 2020/21, through to years 2025/26. Bloor Homes supports this housing trajectory, although it is likely that whilst the first homes may be delivered in 2021/22 this will be limited in number.

The aim is to deliver housing and infrastructure at an early opportunity, increasing supply and helping the local authority meet the requirements set out in the new Local Plan.

The intention is to provide the access road across the site and into the hospital early in the development, subject to design and technical approvals. The exact programming of this is expected to be secured by a legal agreement at the time of the Outline planning application.



Indicative Phasing Plan

BLOOR HOMES®

BARTON
WILLMORE