

BOREHAM PARISH COUNCIL BOREHAM NEIGHBOURHOOD DEVELOPMENT PLAN

BASIC CONDITIONS STATEMENT INCLUDING AREA STATEMENT

Dated: Monday 1st December 2025

Boreham Parish Council

Village Hall

Main Road

Boreham

Chelmsford

Essex, CM3 3JD

01245 469941

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1. Boreham Neighbourhood Development Plan (BNDP): Basic Conditions Statement

1.1 Introduction

This document

1.1.1 This Basic Conditions Statement has been produced to accompany the Boreham Neighbourhood Development Plan. It sets out how the Basic Conditions prescribed by Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 are considered to have been met. The Basic Conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan; and
- The making of the Neighbourhood Plan contributes to the achievement of sustainable development; and
- The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
- Prescribed conditions are met in relation to the Neighbourhood Plan; and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan. The prescribed condition is that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or an offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats Regulations 2007) (either alone or in combination with other plans or projects).

1.1.2 There are two further basic conditions but these only apply to the making of a Neighbourhood Development Order and are thus not considered relevant for this document.

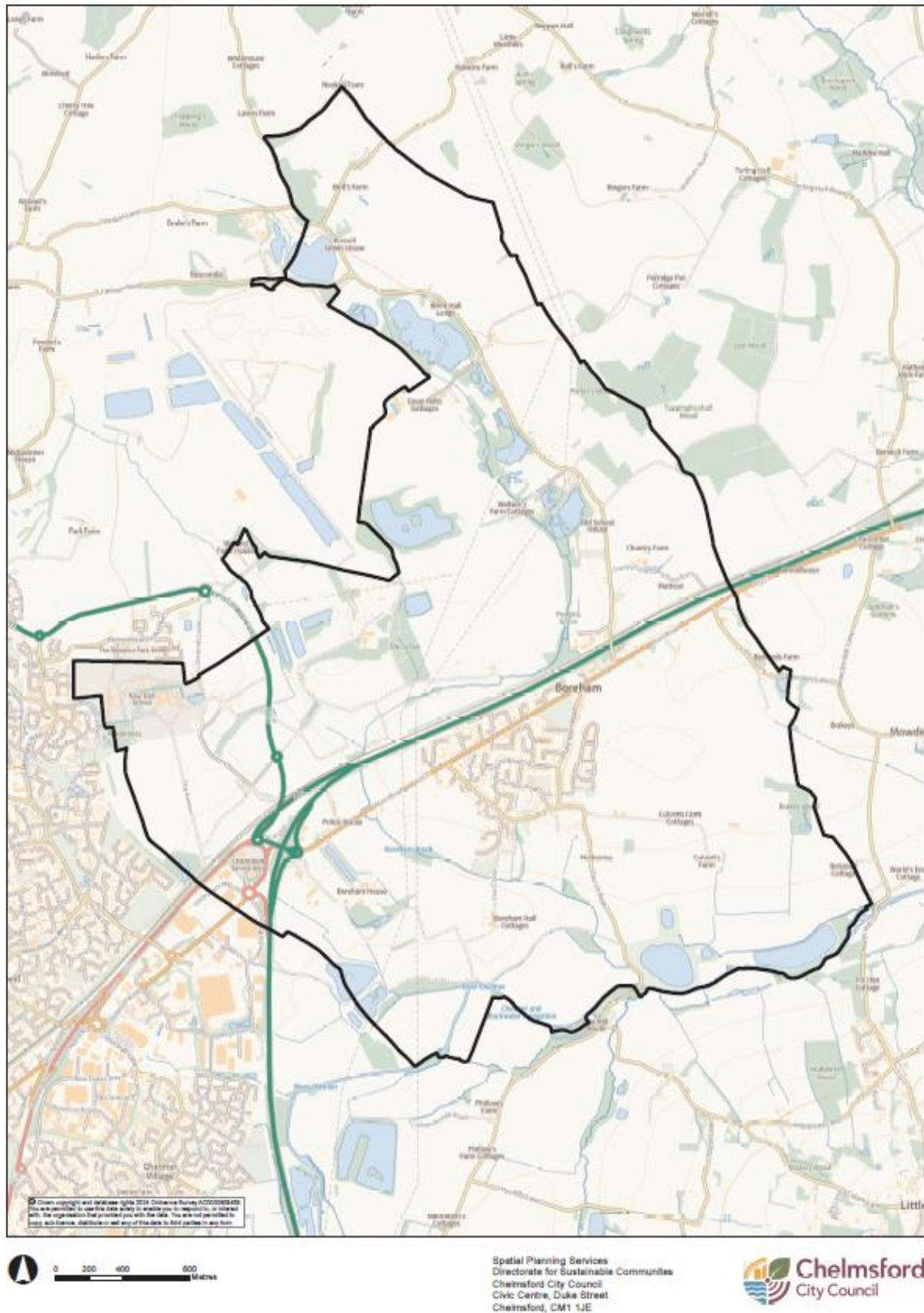
1.1.3 The Levelling Up and Regeneration Act was granted Royal Assent on 26 October 2023. This includes an amendment to the Basic Conditions in respect of general conformity with the strategic policies of the development plan. However, there is currently no commencement date associated with this Part of the Act and, until otherwise confirmed by the Secretary of State, the tests of the Basic Conditions for the Boreham Neighbourhood Development Plan remain as set out in paragraph 1.1.1 above.

Key statements, including Area Statement

1.1.4 The Boreham Neighbourhood Development Plan has been prepared and submitted to Chelmsford City Council by Boreham Parish Council. The Parish Council is the qualifying body and is entitled to submit a Neighbourhood Plan for the Plan area.

1.1.5 The Neighbourhood Plan sets out policies that relate to development and the use of land within the neighbourhood area, as shown in Figure 1.

Figure 1. The designated Neighbourhood Plan Area



- 1.1.6 The Neighbourhood Area was initially designated in 11th January 2017 (see Appendix A). The boundary of the Neighbourhood Plan area is now the same as the Parish Council boundary as amended in 2022.
- 1.1.7 The Neighbourhood Plan does not relate to more than one neighbourhood area.
- 1.1.8 There are no other adopted Neighbourhood Development Plans which cover the Neighbourhood Area.
- 1.1.9 The Neighbourhood Plan covers the period 2025 to 2041. This is not aligned with the Chelmsford Local Plan adopted by Chelmsford City Council in May 2020. Since work commenced on the Neighbourhood Plan the City Council has begun work on the review of the Local Plan. Notwithstanding the period covered by the Neighbourhood Plan, it includes a commitment to monitoring and review, including a review which may be necessitated by adoption of a new Local Plan, and which may trigger changes to the policies and period of the Neighbourhood Plan as appropriate.
- 1.1.10 The Neighbourhood Plan does not contain any policies which relate to excluded development as defined by section 61k of the Town & Country Planning Act 1990.

Vision and objectives

- 1.1.11 The Basic Conditions Statement refers, where appropriate, to the vision and objectives stated in the Neighbourhood Plan. These are reproduced below.

Vision

For Boreham to retain its identity as a village, distinct and separated from Chelmsford by protected open space in an agricultural landscape/rural setting, and to develop in ways which protect our environment and are supported by our local residents, businesses and organisations.

Objectives

The vision for Boreham has been developed into a set of objectives which are intended to help inform preferred directions of future growth and other interventions. They are:

Historic Environment

Objective 1: To maintain Boreham's separation from Chelmsford, ensuring the parish keeps its historic character, as a village settlement set in an agricultural landscape.

Objective 2: To retain and where possible enhance designated and non-designated heritage assets and their settings.

Objective 3: To maintain the historic character of Boreham and celebrate the history of the village, making local history accessible to the community.

Natural Environment

Objective 4: To conserve and enhance Boreham's declining natural environment, to deliver a net gain in biodiversity and improve soil conservation throughout the parish.

Objective 5: To improve wildlife corridors and connectivity throughout Boreham.

Objective 6: To conserve hedgerows which provide habitats and serve as wind breaks and reduce soil erosion by the wind and water run-off.

Objective 7: To reduce the conflict between recreational use of environmental assets and biodiversity objectives.

Landscape Character

Objective 8: To maintain a clear separation of Boreham village from the urban edge of Chelmsford.

Objective 9: To maintain the open agricultural landscape of fields and hedges surrounding the village.

Objective 10: To protect views and open spaces which are a vital and integral part of Boreham's character valued by the community.

Objective 11: To facilitate the conservation and enhancement of the Chelmer Valley's landscape character.

Built Environment

Objective 12: To enhance the built environment to blend in with the natural and historic local character.

Objective 13: To promote high quality design and sustainability in the built environment with specific reference to energy efficiency, water management and use of native landscape planting.

Community and Leisure

Objective 14: To support a flourishing and inclusive community through the provision of a mix of housing types, sizes and tenures to meet local need including accommodation that is or can be made adaptable for a variety of life stages, including independent living housing for older people and people with disabilities, elderly accommodation and care, with associated facilities and infrastructure for: community life, health, education and leisure for all ages and abilities.

Objective 15: To provide local, sustainable and high-quality early years education and childcare, and school places for all the children of the parish and to support and promote the provision of healthcare for increased patient numbers within the parish.

Objective 16: To maintain and, where possible, increase the availability of public footpaths, cycle routes and bridleways.

Business and Economy

Objective 17: To encourage the retention, creation and growth of local employment opportunities without; increased local use of HGVs compromising the nature of the parish as a rural community, or negatively impacting the character and appearance of the village.

Objective 18: Improve service to gigabit speed broadband and 5G mobile connectivity within the parish.

Access and Movement

Objective 19: To make it safe and convenient for all people to move around the village and reduce the need for private cars for local journeys.

Objective 20: To improve the connectivity by active and sustainable modes between the main village and the area of the parish north-west of the A12 trunk road and the railway line.

Objective 21: To promote the use of active and sustainable modes of travel including walking, cycling and public transport.

Objective 22: To improve connectivity across Main Road by slowing traffic and deterring through traffic in order to increase pedestrian safety.

Objective 23: To deter through traffic from using Church Road/Plantation/Road/Waltham Road.

Neighbourhood Plan policies

1.1.12 The policies within the Boreham Neighbourhood Development Plan are:

Policy Reference	Policy Title
Policy 1	Heritage
Policy 2	Biodiversity
Policy 3	Landscape setting, character, and the protection of high quality agricultural land
Policy 4	Settlement boundary
Policy 5	High quality design
Policy 6	Housing mix and type
Policy 7	Community infrastructure and developer contributions
Policy 8	Broadband and communication
Policy 9	Sustainable transport
Policy 10	Main Road and other roads in Boreham

Neighbourhood Action Plan

1.1.13 In addition to the policies listed above the Neighbourhood Plan also includes a set of future Actions. These do not comprise land use and development policies and are not subject to the same tests of the Basic Conditions, but are listed below for comprehensiveness and referred to as appropriate in the Basic Conditions Statement.

Table 1.1 Action Plan to be commenced on adoption of the BNDP

Action	Source
In Boreham, efforts of the local farming community, nature groups and developers need to be coordinated to create connected wildlife corridors which will enhance the impact on nature's recovery and maintain or preferably improve on our present biodiversity	BNDP Policy 1 Biodiversity
Ensure a balance between the recreational use of environmental assets and environmental sensitivities in order to maintain wildlife diversity and minimise impact on nesting species. This includes monitoring: <ul style="list-style-type: none"> recreational use and particularly unlicensed use or use during breeding/nesting seasons to understand and manage conflict. 	BNDP Policy 2 and Policy 5 Recreational use of the environmental assets surrounding the village

Action	Source
<ul style="list-style-type: none"> recreational use of footpaths, local water ways, lakes and the adjacent areas, including walking (with and without dogs), swimming, cycling, paddle boarding and canoeing. the potential for conflict with wildlife breeding (particularly disruptive to nesting waterfowl and ground nesting birds) and result in further decline in biodiversity. 	
<p>Support and encourage Boreham community efforts to enhance biodiversity by:</p> <ul style="list-style-type: none"> Increasing planting of flowers and shrubs that will attract insects to their gardens; Reducing the use of garden pesticides and herbicides; Setting aside a portion of gardens as wildlife areas; Encouraging species such as the endangered hedgehog and bats with links between gardens and addition of hedgehog and bat boxes <p>Support and encourage local councils to manage road edge mowing and use of herbicides:</p> <ul style="list-style-type: none"> Manage the cutting regime for roadside verges to enhance botanical diversity Review the use of herbicides within the parish, including those for path and road edges Support local farmers in their efforts to encourage biodiversity. This will be subject to eligibility for locally-specific and landscape-level support schemes through Local Nature Recovery and Landscape Recovery changes in legislation for farming and the environment. 	<p>BNDP Policy 2 Involvement of the village and wider community in enhancing biodiversity</p>
To create a local list of non-designated heritage assets	Objective 2
Consider setting out initiatives to maintain the historic character of Boreham and celebrate the history of the village, making local history accessible to the community.	Objective 3

2. National Planning Policy

2.1 Introduction

- 2.1.1 A Neighbourhood Plan must demonstrate that it has regard to national policies contained in guidance issued by the Secretary of State. This is principally provided by the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) published by the Department of Levelling Up, Housing and Communities.
- 2.1.2 Work on drafting the Neighbourhood Plan was initially undertaken in line with the 2019, 2021 and then the 2023 versions of the NPPF. This Basic Conditions Statement considers the Neighbourhood Plan against the most recent version of the NPPF (i.e. the one published in December 2024 as updated in February 2025).
- 2.1.3 The NPPF states at paragraph 18 that neighbourhood plans should contain non-strategic policies. At paragraph 21 it states that strategic policies (in the Development Plan) provide a clear starting point for non-strategic policies and that strategic policies 'should not

extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies’.

2.1.4 The power of a neighbourhood plan is clearly set out in paragraph 30 of the NPPF, which states that ‘once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area’. This section demonstrates that the Boreham Neighbourhood Development Plan has regard to relevant goals within the NPPF in relation to:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed and beautiful places
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

The Neighbourhood Plan has twenty-three objectives. In the table below we list the NPPF goals and identify how each is addressed by these objectives. The sections following this provide a summary of how policies in the Neighbourhood Plan conform to the NPPF goals.

Table 1. Alignment of Boreham NDP Objectives with NPPF

NPPF Basic Condition	Boreham NDP Objectives
Delivering a sufficient supply of homes	Objective 14: To support a flourishing and inclusive community through the provision of a mix of housing types, sizes and tenures to meet local need including accommodation that is or can be made adaptable for a variety of life stages, including independent living housing for older people and people with disabilities, elderly accommodation and care, with associated facilities and infrastructure for: community life, health, education and leisure for all ages and abilities.
Building a strong, competitive economy	Objective 17: To encourage the retention, creation and growth of local employment opportunities without; increased local use of HGVs compromising the nature of the parish as a rural community, or negatively impacting the character and appearance of the village.

NPPF Basic Condition	Boreham NDP Objectives
Ensuring the vitality of town centres	<p>Objective 14: To support a flourishing and inclusive community through the provision of a mix of housing types, sizes and tenures to meet local need including accommodation that is or can be made adaptable for a variety of life stages, including independent living housing for older people and people with disabilities, elderly accommodation and care, with associated facilities and infrastructure for: community life, health, education and leisure for all ages and abilities.</p>
Promoting healthy and safe communities	<p>Objective 15: To provide local, sustainable and high-quality early years education and childcare, and school places for all the children of the parish and to support and promote the provision of healthcare for increased patient numbers within the parish.</p> <p>Objective 16: To maintain and, where possible, increase the availability of public footpaths, cycle routes and bridleways.</p> <p>Objective 20: To make it safe and convenient for all people to move around the village and reduce the need for private cars for local journeys.</p> <p>Objective 21: To promote the use of active and sustainable modes of travel including walking, cycling and public transport.</p> <p>Objective 22: To improve connectivity across Main Road by slowing traffic and deterring through traffic in order to increase pedestrian safety.</p> <p>Objective 23: To deter through traffic from using Church Road/Plantation/Road/Waltham Road.</p>
Promoting sustainable transport	<p>Objective 19: To make it safe and convenient for all people to move around the village and reduce the need for private cars for local journeys.</p> <p>Objective 20: To improve the connectivity by active and sustainable modes between the main village and the area of the parish north-west of the A12 trunk road and the railway line.</p> <p>Objective 21: To promote the use of active and sustainable modes of travel including walking, cycling and public transport.</p>

NPPF Basic Condition	Boreham NDP Objectives
Supporting high quality communications	Objective 18: Improve service to gigabit speed broadband and 5G mobile connectivity within the parish.
Making effective use of land	<p>Objective 1: To maintain Boreham's separation from Chelmsford, ensuring the parish keeps its historic character, as a village settlement set in an agricultural landscape.</p> <p>Objective 4: To conserve and enhance Boreham's declining natural environment, to deliver a net gain in biodiversity and improve soil conservation throughout the parish.</p>
Achieving well-designed and beautiful places	<p>Objective 5: To retain and where possible improve the existing natural assets whether designated or non-designated and facilitate the enhancement of the Chelmer Valley's landscape beauty.</p> <p>Objective 10: To protect views and open spaces which are a vital and integral part of Boreham's character valued by the community</p> <p>Objective 2: To retain and where possible improve the existing heritage assets and their setting whether designated or not.</p>
Protecting Green Belt land	<p>Note: Boreham is outside the Green Belt. However the following objectives are to protect the rural setting and nature of the village and parish.</p> <p>Objective 8: To maintain a clear separation of Boreham village from the urban edge of Chelmsford.</p> <p>Objective 9: To maintain the open agricultural landscape of fields and hedges surrounding the village.</p> <p>Objective 11: To facilitate the conservation and enhancement of the Chelmer Valley's landscape character.</p>
Meeting the challenge of climate change, flooding and coastal change	Objective 13: To promote high quality design and sustainability in the built environment with specific reference to energy efficiency, water management and use of native landscape planting.
Conserving and enhancing the natural environment	Objective 4: To conserve and enhance Boreham's declining natural environment, to

NPPF Basic Condition	Boreham NDP Objectives
	<p>deliver a net gain in biodiversity and improve soil conservation throughout the parish.</p> <p>Objective 5: To improve wildlife corridors and connectivity throughout Boreham.</p> <p>Objective 6: To conserve hedgerows which provide habitats and serve as wind breaks and reduce soil erosion by the wind and water run-off.</p> <p>Objective 7: To reduce the conflict between recreational use of environmental assets and biodiversity objectives.</p>
Conserving and enhancing the historic environment	<p>Objective 2: To retain and where possible improve the existing heritage assets and their setting whether designated or not.</p> <p>Objective 3: To maintain the historic character of Boreham and celebrate the history of the village, making local history accessible to the community.</p>
Facilitating the sustainable use of minerals	This is covered under the adopted Essex Minerals Local Plan (2014) (MLP) ¹

2.2 Delivering a sufficient supply of homes

(NPPF Section 5, paras 60 – 84)

2.2.1 The Boreham Neighbourhood Development Plan does not allocate any sites for new homes. The reasons for this are:

- Boreham has already met the housing need for the Parish identified in the adopted Chelmsford Local Plan; and
- The redrawing of the parish boundary removes a significant area which will be developed as part of the Chelmsford Garden Community Parish; and
- Close to 400 additional acres of Boreham Parish are being developed as a large solar farm; and
- We have not identified specific deficiency in housing for those who want or need to reside in Boreham during the drafting of this document. We have however received feedback through this process that more affordable smaller homes should be provided; and
- The Boreham community has expressed the desire to remain a village in an agricultural landscape.

¹ <https://www.chelmsford.gov.uk/media/hdragpza/eb-144-essex-minerals-local-plan.pdf>

- 2.2.2 The decision not to allocate specific sites for additional housing has been informed by the Local Plan, the consultation process, including input from consultants and statutory consultees and production of a SEA screening opinion. However, BNDP **Policy 4** recognises that there may be future requirements for additional housing in the village and how such future requirements should be addressed.
- 2.2.3 BNDP **Policy 6** is aligned with requirement in the NPPF to deliver a balanced mix of new homes and specifies a wide tenure and size mix of new homes with specific reference to older people and those with disabilities.

2.3 Building a strong, competitive economy

(NPPF Section 6, paras 85 – 89)

- 2.3.1 Boreham economy comprises a range of sectors including farming, hospitality, retail, service and education. Boreham Neighbourhood Development Plan reflects this section of the NPPF through policies which support the local economy. BNDP **Policy 7** requires developers, where a need is identified, to provide or make financial contributions for new small-scale businesses. The Neighbourhood Plan will not make provision for additional large industrial expansion. The proposed amendment to the Local Plan includes a provision for expansion of the Waltham Road industrial estate in Boreham.
- 2.3.2 The Plan also recognises the importance of good broadband and mobile services. BNDP **Policy 8** requires proposals for new developments or expansion of existing properties to include provision for receiving high speed and reliable mobile and broadband connectivity and supports proposals to provide access to a gigabit speed super-fast broadband network to serve the village and other properties in the countryside. This is needed to facilitate home working and the changes in working patterns experienced since the onset of the Covid pandemic. The 2021 census reflects that more than 30% of the working population of Boreham works from home and it is likely that this percentage has increased.
- 2.3.3 Historically Boreham is a farming community and agriculture remains a local source of employment. BNDP **Policy 3** Landscape Setting, Character, and the Protection of High Quality Agricultural Land requires that development proposals shall seek to protect against the loss of Best and Most Versatile (BMV) agricultural land within the Parish in order that farming will continue.

Ensuring the vitality of town centres

NPPF Section 7, paras 90 - 95

The Neighbourhood Plan notes that there are a range of retail and other business areas distributed throughout the village. BNDP **Policy 7** in respect of Community Infrastructure and Developer Contributions encourages new developments to provide (or make financial contributions for) new small-scale businesses where a need is identified, particularly where they are well integrated with existing businesses, do not rely heavily on HGV traffic and reflect the local character.

Alongside this, the Plan identifies important local businesses of community value, including the Post Office, local pubs and restaurants, the butcher and barbers/hairdressers all of which are important to the role and function of the village 'centre'.

Promoting healthy and safe communities

NPPF Section 8, paras 96 - 107

2.13 The NPPF states that planning policies should aim to achieve healthy, inclusive and safe places. Relevant policies in the Neighbourhood Plan are:

- **Policy 5** in respect of high quality design supports the creation of safe places, multifunctional green space and the retention of existing green spaces within the village.
- **Policy 6** supports inclusivity in new developments with a range of housing to meet all local needs.
- **Policy 7** supports the promotion and enhancement of active and sustainable modes of transport, financial contribution and/or onsite provision of community facilities and to new or enhanced sport, leisure and recreation facilities.
- **Policy 9** supports the delivery of infrastructure to encourage active travel with safe and convenient walking and cycling routes

Promoting sustainable transport

NPPF Section 9, paras 108 - 117

2.14 **Policy 9** of the Neighbourhood Plan promotes sustainable transport through active travel routes incorporated into new developments. The policy requires infrastructure to be safe and convenient to use with good connections to existing bridleways, walking and cycling facilities and safe, secure, and well-designed cycle storage. It also requires improved public transport facilities with good access to public transport services.

Supporting high quality communications

NPPF Section 10, paras 118 - 122

2.16 The Neighbourhood Plan, at **Policy 8** (Broadband and Communication) supports inclusion of high speed and reliable mobile and broadband connectivity in proposals for new developments or expansion of existing properties and encourages proposals to provide access to a gigabit speed super-fast broadband network to serve the parish. It will requires the location and design of any above-ground network installations to be sympathetically chosen and designed to reflect the character of the local area.

This is aligned with the NPPF which recognises that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

Making effective use of land

NPPF Section 11, paras 123 - 130

2.17 The NPPF states that planning policies and decisions should promote effective use of land.

2.18 This is supported by:

- **Policy 2** Biodiversity which requires the conservation of ecological assets and local biodiversity net gain as a result of new developments to effectively balance development needs with the need to conserve nature; and
- **Policy 3** Landscape Setting, Character, and the Protection of High Quality Agricultural Land which requires any development proposals to seek to protect against the loss of Best and Most Versatile (BMV) agricultural land within the Parish and to have regard to and respect for the character of the landscape and its sensitivity to change. It encourages the enhancement of the locally distinctive character of the landscape; and
- **Policy 4**, by supporting development within the Boreham defined settlement boundary promotes effective use of land within the village and protects the surrounding agricultural and recreational land.

Achieving well-designed and beautiful places

NPPF Section 12, paras 131 - 141

2.19 This section of the NPPF stresses the importance of high quality design in buildings and places.

2.20 The Neighbourhood Plan draws upon the Boreham Village Design Statement which identified some of the qualities that should be reflected in new development. BNDP **Policy 5** (High Quality Design) sets out the key principles in respect of development responding positively to the character of the built and natural environment of the Plan area.

2.21 This is supported by BNDP **Policy 4** which is specifically concerned with retaining the Defined Settlement Boundary to ensure Boreham retains its status as a village.

2.22 The requirement for good design is also embedded in other policies in the Neighbourhood Plan, including BNDP **Policy 2** (Biodiversity) which incorporates environmentally friendly features into new developments and BNDP **Policy 3** which seeks to ensure that development does not impact on key views that help define the character, setting and identity of Boreham. BNDP **Policy 9** supports provision of new, safe and convenient walking and cycling routes in new developments with connectivity to public transport and existing routes.

Protecting Green Belt land

NPPF Section 13, paras 142 - 156

2.23 The Neighbourhood Plan area is located outside the Metropolitan Green Belt. The approach to Green Belt land set out in the NPPF does not therefore apply to the Plan area.

Meeting the challenge of climate change, flooding and coastal change

NPPF Section 14, paras 157 – 179

2.24 This section of the NPPF supports the transition to a low carbon future. Relevant policies in the Neighbourhood Plan are:

- **Policy 5** part 2e) requires that all new major development (as defined in the Glossary to the NPPF²) incorporate sustainable design features which promote water efficiency, energy conservation and efficiency and support renewable energy and low carbon energy generation.
- **Policy 2** part 2e) Also supports this requiring consideration for the potential impacts of climate change in the design of developments such as including drought resistant plants and providing rainwater harvesting on site to minimise overall water consumption and maximise its reuse.
- **Policy 9**, which supports active and healthy modes of transport, including walking and cycling, also conforms to the NPPF's aims of supporting the transition to a low carbon future and contributing to reductions in greenhouse gases by reducing dependence on cars and making walking and cycling more attractive propositions.

Conserving and enhancing the natural environment

NPPF Section 15, paras 180 - 194

2.25 This chapter of the NPPF promotes the positive impact that planning policies and decisions can have on natural environment, specifically through protection and enhancement of landscapes, biodiversity, character and soil quality. Relevant policies in the Neighbourhood Plan are:

- **Policy 2** which requires all development proposals to demonstrate how they will conserve or enhance existing ecological assets. This includes retaining existing mature trees, hedgerows and habitats which are important for their historic, visual or biodiversity value and take all reasonable measures to conserve existing ecological assets. It further requires that development proposals for new dwellings shall seek to:
 - a) Deliver and increase the connectivity of wildlife corridors using hedgerows, stands of native tree species and green spaces; and
 - b) Deliver a minimum 10% biodiversity net gain (BNG) at the development site (preferred) or elsewhere within Boreham Parish prior to delivering off site having regard to the Essex Local Nature Recovery Strategy rather than through BNG offset schemes; and

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- c) Enhance the current biodiversity of Boreham by the introduction of bat roosts, hedgehog friendly gardens and swift boxes to new homes; and
- d) Restrict planting on a development to locally native species; and
- e) Take account of the potential impacts of climate change in the design of developments (e.g. include drought resistant plants , rain water capture measures etc.) and providing rainwater harvesting on site to minimise overall water consumption and maximise its reuse; and
- f) Consider and seek to minimise any potential future conflict between recreational use of environmental assets and biodiversity objectives.

Conserving and enhancing the historic environment

NPPF Section 16, paras 195 - 214

2.27 This section of the NPPF promotes the conservation and enhancement of heritage assets to ensure their enjoyment into the future.

- **Policy 1** of the Boreham Neighbourhood Development Plan conforms to this in that it has the objective of preserving and, where appropriate, enhancing designated and non-designated heritage assets including their setting which make a significant contribution to the historic fabric of Boreham. It also requires that development proposals shall seek to conserve and enhance the historic grain of the landscape wherever possible.
- **Policy 5** establishes design principles which include the requirement for development proposals to respect the distinctive characteristics and qualities of the immediate area. It does not though contain wider policies in respect of conservation areas, listed buildings or other heritage assets as these are well covered in national and Local Plan policy. However, the Neighbourhood Plan does note that there are protected rural lanes in the Parish and that development should avoid detrimental impacts on these.
- **Policy 9** seeks to reduce traffic on Boreham's village roads and particularly Plantation Road which is adjacent to a conservation area and Church Road which runs through a conservation area and is, for part of its length, a protected lane.

Facilitating the sustainable use of minerals

NPPF Section 17, paras 215 - 223

2.29 The Neighbourhood Plan does not include policies which relate to this NPPF aim, therefore decisions on this matter will need to refer to the Essex and Southend-on Sea Waste Local Plan and the Essex Minerals Local Plan.

3. Sustainable Development

Achieving sustainable development

- 3.1 The NPPF, at paragraph 7, states that the 'purpose of the planning system is to contribute to the achievement of sustainable development'. Sustainable development is defined as

‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’. The NPPF views sustainability as made up of three objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways. The objectives are:

Economic: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

Social: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.

Environmental: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2 The following sections summarise how the objectives and policies in the Boreham Neighbourhood Development Plan contribute toward sustainable development, as defined in the NPPF. This demonstrates that the objectives of the Neighbourhood Plan are considered to comprise a balance of social, economic and environmental goals.

Economic objectives

3.3 NPPF definition: ‘Building a strong, responsive and competitive economy’

3.4 Relevant Neighbourhood Plan Objectives:

Objective 17: To encourage the retention, creation and growth of local employment opportunities without; increased local use of HGVs compromising the nature of the parish as a rural community, or negatively impacting the character and appearance of the village.

Objective 18: Improve service to gigabit speed broadband and 5G mobile connectivity within the parish.

3.5 Commentary on how the Neighbourhood Plan meets the NPPF Economic objectives:

The Neighbourhood Plan recognises the importance of local employment opportunities to the economy of the area and supports existing and new business activities where it is appropriate to the scale and character of the area, and is well integrated with and accessible to the existing community.

- **Policy 7** supports the NPPF objectives by requiring that all major development provide, or make financial contributions for new small-scale businesses, particularly

where they are well integrated with existing businesses, do not rely heavily on HGV traffic and reflect the local character.

- **Policy 8** supports the NPPF objectives in respect of the provision of digital infrastructure to improve the quality of broadband speeds and mobile reception and will support the activities of local businesses, including home working, as well as the ability of local residents to access services and support they need.

Social objectives

3.6 NPPF definition: 'Support strong, vibrant and healthy communities'

3.7 Relevant Neighbourhood Plan Objectives:

Objective 14: To support a flourishing and inclusive community through the provision of a mix of housing types, sizes and tenures to meet local need including accommodation that is or can be made adaptable for a variety of life stages, including independent living housing for older people and people with disabilities, elderly accommodation and care, with associated facilities and infrastructure for: community life, health, education and leisure for all ages and abilities.

Objective 15: To provide local, sustainable and high-quality early years education and childcare, and school places for all the children of the parish and to support and promote the provision of healthcare for increased patient numbers within the parish.

Objective 21: To promote the use of active and sustainable modes of travel including walking, cycling and public transport.

3.8 Relevant Neighbourhood Plan Policies:

- **Policy 4** seeks to protect the current Defined Settlement Boundary and supports a coalescence safeguarding zone to ensure the village ethos and strong community identity are retained.
- **Policy 5** seeks to ensure healthy, safe and well-designed housing with adequate green space.
- **Policy 7** supports the NPPF objectives by requiring that all major development provide, or make financial contributions to new or enhanced health, education, sport, leisure and recreation facilities as required.
- **Policy 9** supports sustainable transport options to encourage active transport including cycling and walking.

Commentary on how the Neighbourhood Plan meets the NPPF Social objectives:

3.9 The Social objectives to support strong, vibrant and healthy communities are very broad and go to the heart of the Neighbourhood Plan. Consequently, the Plan includes a range of policies which, in aggregate, support social inclusion, health and wellbeing and preserving the strength and identity of Boreham's community. In particular, it includes policies that support delivery of a balanced mix of quality homes that respond to local housing needs in terms of housing size and tenure and the infrastructure required to support them.

3.10 The Plan also seeks to protect and enhance community facilities and active travel routes connected with them in order to contribute towards good quality village amenities and a healthier society.

Environmental objectives

3.11 NPPF definition: 'Contribute to protecting and enhancing our natural, built and historic environment'

3.12 Relevant Neighbourhood Plan Objectives:

Objective 1: To maintain Boreham's separation from Chelmsford, ensuring the parish keeps its historic character, as a village settlement set in an agricultural landscape.

Objective 2: To retain and where possible improve the existing heritage assets and their setting whether designated or not.

Objective 3: To maintain the historic character of Boreham and celebrate the history of the village, making local history accessible to the community.

Objective 4: To conserve and enhance Boreham's declining natural environment, to deliver a net gain in biodiversity and improve soil conservation throughout the parish.

Objective 5: To improve wildlife corridors and connectivity throughout Boreham.

Objective 6: To conserve hedgerows which provide habitats and serve as wind breaks and reduce soil erosion by the wind and water run-off.

Objective 7: To reduce the conflict between recreational use of environmental assets and biodiversity objectives.

Objective 9: To maintain the open agricultural landscape of fields and hedges surrounding the village.

Objective 10: To protect views and open spaces which are a vital and integral part of Boreham's character valued by the community.

Objective 11: To facilitate the conservation and enhancement of the Chelmer Valley's landscape character.

Objective 12: To enhance the built environment to blend in with the natural and historic local character.

3.13 Relevant Neighbourhood Plan Policies:

- **Policy 1** seeks to preserve and enhance heritage assets including their setting which make a significant contribution to the historic fabric of Boreham.
- **Policy 2** requires development proposals conserve or enhance existing ecological assets and increase the connectivity of wildlife corridors with measures to enhance local biodiversity. It requires developers to take account of climate change through a variety of measures and seek to minimise conflict between recreational use of environmental assets and biodiversity objectives.

- **Policy 3** seeks to protect against the loss of Best and Most Versatile agricultural land and the locally distinctive character of the landscape with reference to valued views.
- **Policy 4** protects the rural setting of the village of Boreham by protecting the Defined Settlement Boundary and safeguarding against coalescence with neighbouring communities.
- **Policy 5** seeks to protect the character, and appearance of the Parish through good design for developments and a requirement to complement the existing street scene.
- **Policy 9** seeks to promote sustainable transport to reduce the need to use a car to travel within and to and from the village.

3.14 Commentary on how the Neighbourhood Plan meets the NPPF Environmental objectives:

- 3.14.1 The Neighbourhood Plan has a strong focus on the environmental qualities of the Plan area. It seeks to protect heritage assets and natural features, mitigate the impacts of climate change through provision of sustainable building design, and protect and enhance the natural environment, delivering local biodiversity net gains.
- 3.14.2 The policies in the Neighbourhood Plan seek to influence the design and location of new development, such that it is appropriately sited in response to constraints and access to services and facilities, that it reflects the defining qualities and characteristics of the area, and helps create socially inclusive spaces that encourage use of active and healthy modes of travel, and seek to minimise recreational pressures on local wildlife sites. The Neighbourhood Plan Transport policies seek to support a move towards more active transport to improve the local environment and help mitigate the impacts of climate change.

4. The Development Plan

4.1 Introduction

- 4.1.1 For Neighbourhood Plans to meet the Basic Conditions set out in the Neighbourhood Planning regulations they need to demonstrate general conformity with the strategic policies of the development plan. The NPPF establishes what should be covered by a strategic policy in a Local Plan. It states that such policies should provide a clear starting point for any non-strategic policies that are needed and should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies. It states (at paragraph 20) that such policies should help to deliver:
- Housing (including affordable housing), employment, retail, leisure, and other commercial development;
 - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health and cultural infrastructure); and

- Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.

4.2 Adopted Local Plan

- 4.2.1 The Chelmsford Local Plan was adopted in May 2020, covering the period 2013 to 2036. The Boreham Neighbourhood Development Plan aims to build on the policies contained within the Local Plan by providing neighbourhood level planning policy where it has been found appropriate.

Strategic policies

- 4.2.2 The Local Plan includes thirteen strategic policies which are clearly identified in the index to the Local Plan. Insofar as they are relevant to the Neighbourhood Plan, commentary is set out below on how the Neighbourhood Plan policies are in conformity with the strategic policies of the Local Plan.

The Local Plan also includes a series of Strategic Policies in respect of Growth Sites and Allocations, of which one is relevant to Boreham. This is also commented upon in the table below.

Local Plan Policy (Strategic policies)	Neighbourhood Plan policy conformity
S1: Spatial Principles This Local Plan policy seeks to direct development to the most sustainable locations, respect the character of the landscape and environment and ensure development is deliverable.	During the period of preparation for the BNDP two significant developments were completed in the Plan area in accordance with the allocation for Boreham, namely, the Orchard Way Estate and Dukes Wood Close. A further small development at Elm Way has planning consent but has not yet been built. Since there has been no additional need identified, no site allocation has been made under the Plan. However, should a need arise it will follow a rigorous site assessment to ensure best use of land and within or adjacent to the existing built form close to services and facilities, minimising loss of land in accordance with relevant policies.
S2: Addressing Climate Change and Flood Risk	Boreham village elements within the Defined Settlement Boundary are not prone to significant flooding and the NDP does not include policies in relation to flood risk given these matters are well covered at national level and in Local Plan policies. The NDP does not seek to duplicate this suite of policies. The Neighbourhood Plan is aligned with various elements of this Local Plan policy, including: <ul style="list-style-type: none"> • Policy 5 supports use of sustainable

Local Plan Policy (Strategic policies)	Neighbourhood Plan policy conformity
	<p>building design and construction, which links to Local Plan principles in respect of design and construction techniques that contribute to climate change mitigation and adaptation.</p> <ul style="list-style-type: none"> • Policy 9 supports walking and cycling as an alternative to use of the car. This aligns with Local Plan principles in respect of providing for sustainable travel modes. • Policy 2 seeks to preserve and enhance the natural environment and biodiversity, and provide sustainable new green infrastructure and wildlife spaces within new developments. This is aligned with Local Plan principles in respect of new habitat creation.
S3: Conserving and Enhancing the Historic Environment	<p>The BNDP does not seek to duplicate existing national guidance and Local Plan policy in respect of heritage assets. However, Policy 1 does respond to this Strategic Policy through requiring new development to respond positively to the character of the surrounding area. Furthermore, Policy 1 seeks to conserve the character and setting of heritage assets which are important to the historic character of the Parish. Proposed developments affecting heritage assets are required to be evidenced by appropriate analysis to enable a balanced judgment regarding the scale of any harm or loss to the significance of the heritage asset and its setting, when considered against any public benefits arising from the proposed development. Development proposals shall seek to conserve and enhance the historic grain of the landscape wherever possible</p>
S4: Conserving and Enhancing the Natural Environment	<p>Policy 2 of the BNDP is well aligned with this Local Plan policy, requiring developments to deliver a minimum 10% biodiversity net gain and to provide appropriate mitigations in line with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy. Furthermore, Policy 2 seeks to conserve and enhance wildlife corridors and the network of connected green spaces in the Parish, to retain existing trees and hedges, to mitigate the potentially negative impacts of development on biodiversity in Boreham.</p>

Local Plan Policy (Strategic policies)	Neighbourhood Plan policy conformity
S5: Protecting and Enhancing Community Assets	The BNDP is well aligned with this strategy policy through Policies 1, 2 and 5 which seek to preserve green spaces and historic and natural assets and ensure sustainable development. This is supported by Policy 7 which seeks to ensure support for new and improved facilities.
S6: Housing and Employment Requirements	The BNDP is in conformity with this strategic policy. Policy 4 and Policy 5 support delivery of a balanced mix of housing types and tenures to meet local needs, and Policy 7 which encourages the development and growth of suitable employment opportunities.
S7: The Spatial Strategy	In this strategic policy, Boreham is identified as a 'key service settlement outside of the Green Belt' and where around 143 new homes should be accommodated over the Plan period. These homes have been completed.
S8: Delivering Economic Growth	Policy 7 encourages the development and growth of suitable employment opportunities as required to support new developments. Policy 8 supports economic growth by requiring new development to be capable of being connected to high speed mobile and broadband connections, supporting business and home working.
S9: Infrastructure Requirements	<p>The strategic policy lists provides a long list of infrastructure to be provided by new development. This includes the need for new development to be supported by sustainable means of transport. This is reflected in BNDP Policy 9 which supports measures that encourage walking and cycling and Policy 10 which includes road safety improvements. The strategic policy also refers to community facilities, green infrastructure and communications. This is reflected in the BNDP through</p> <ul style="list-style-type: none"> • Policy 7 which seeks to protect existing community facilities but also provide support for new and improved facilities. • Policy 5 which supports the protection of existing and provision of new green infrastructure providing for play and wildlife benefits. • Policy 8 requires development to be capable of receiving high speed mobile and broadband connections.

Local Plan Policy (Strategic policies)	Neighbourhood Plan policy conformity
S10: Securing Infrastructure and Impact Mitigation	The Local Plan sets out the process for securing infrastructure improvements and mitigations, through the use of financial contributions, on or off-site provision, and or the provision of land. The BNDP includes this in Policy 7 which outlines community requirements which may need to be provided or towards which the neighbourhood portion of CIL might be directed.
S11: The Role of the Countryside	The Local Plan notes that outside of urban areas / defined settlements and the Green Belt, the character and beauty of rural areas should not be adversely impacted. This is reflected in the BNDP in Policy 3 which identifies important views into and out of the village and where visual impacts caused by development should be minimised. Policy 4 seeks to protect the rural surroundings of Boreham defined settlement boundary and Policy 2 emphasises the importance of wildlife corridors which should be conserved and enhanced.
S12: Role of City, Town and Neighbourhood Centres	This policy establishes a retail hierarchy and seeks to strengthen the role and function of various centres. The Local Plan policies map indicates parts of Boreham designated as having a retail frontage (Abercorn House) forming part of a neighbourhood centre and which are considered to have an important retail, business and community role. The relocation of the Co-Op to Main Road is not reflected in the Local Plan Policies Map. Policy 7 of the BNDP supports development of small-scale businesses and amenities as required as a result of new development. Policy 9 is also linked with this as it seeks improved active transport connections from new developments to local facilities and amenities, supporting their use for day-to-day needs.
S13: Monitoring and Review	This policy states that the implementation of policies in the Local Plan will be monitored, and commits to a review of the Plan. Although not forming a policy in the BNDP, the BNDP reflects the need to review by stating that it will be reviewed upon adoption of the new Local Plan or relevant legislation and as necessary to ensure it remains fit for purpose.

Local Plan Policy (Strategic policies)	Neighbourhood Plan policy conformity
Strategic Growth Site Policy 9: Boreham	This policy notes that land for around 143 homes was allocated to the east of Boreham and that planning consent had been granted. This development has been completed.

4.3 Emerging Local Plan

- 4.3.1 In line with the Chelmsford Local Development Scheme (September 2025), the consultation on the Regulation 18 version of the Local Plan took place in 2024, and the Regulation 19 consultation in 2025. Examination is expected to be completed in 2026 with adoption by late 2026/early 2027. The consultation sets out additional sites for future growth which will impact Boreham. Once the new Local Plan has examined and adopted, a review of the Boreham Neighbourhood Plan will be undertaken as required.
- 4.3.2 The Issues and Options Consultation sets out a series of spatial options for future growth which will impact Boreham. Once the new Local Plan has examined and adopted, a review of the Boreham Neighbourhood Plan will be undertaken as required.

5. Sustainability Assessment and Appraisal (SEA / HRA)

- 5.1 The Neighbourhood Plan was subject to SEA Screening and consultation with the Statutory Consultees in 2024. It was undertaken by Chelmsford City Council on behalf of the Parish, with the final Screening Report published in November 2024.
- 5.2 The Screening Report concluded that a full Strategic Environmental Assessment was not necessary as the likely scale and significance of environmental impacts associated with the Plan was considered to be small. This was supported by the Statutory Consultees. In summary:
- **Natural England** – advises that significant effects on statutorily designated nature conservation sites or landscapes, or on Habitats sites (either alone or in combination) are unlikely.
 - **Historic England** – concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.
 - **The Environment Agency** – no response received by the specified deadline.
- 5.3 Reports prepared as part of the SEA process are presented as free-standing appendices to this Basic Conditions Statement. These detail the assessment undertaken and conclusions reached.
- 5.4 In terms of HRA, Chelmsford City Council confirmed that this was not needed for the Neighbourhood Plan, stating that the ‘appropriate assessment’ undertaken for the Local Plan was sufficient for the purposes of the Neighbourhood Plan. This advice is presented in the appendix to the Basic Conditions Statement.

6. Conclusion

- 6.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Boreham Neighbourhood Development Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Neighbourhood Plan complies with the Basic Conditions, and, subject to any modifications recommended by the Examiner, should proceed to referendum.

Appendix A: Neighbourhood Plan Designation

The Neighbourhood Area was designated on 11th January 2017 at the meeting of the Chelmsford City Council Development Policy Committee.

The Designated Area for the Boreham Neighbourhood Plan has been amended to reflect the Parish Boundary which was changed following a Community Governance Review by a resolution at the meeting of Chelmsford City Council on 22nd March 2022.

Appendix B: Strategic Environmental Assessment/Habitats Regulations Assessment Screening Opinion

This report is presented as free-standing appendix to the Basic Conditions Statement.