

## **Broadway Submitted Neighbourhood Plan**

### **Second Regulation 16 Consultation**

#### **RESPONSE FORM**

Following the submission of the Broadway Neighbourhood Plan on 5 July 2021, Wychavon District Council invited comments from individuals and organisations under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 from 23 July to 3 September 2021. Wychavon District Council appointed Edwards Cousins of Radcliffe Chambers, Lincoln's Inn to conduct the Examination of the Broadway Neighbourhood Plan, with the Examination commencing in October 2021.

The Examiner has raised concerns relating to the omission of a representation made to the Regulation 14 draft Broadway Neighbourhood Plan by Turley on behalf of Amber Retirement Living Limited from the Consultation Statement. As such, and in agreement with Broadway Parish Council, the Broadway Neighbourhood Plan and associated documentation has been revised and Wychavon District Council are conducting a second Regulation 16 consultation for a period of six weeks **commencing on Friday 7 January 2022 and concluding at 5pm on Friday 18 February 2022.**

All comments will be made publicly available and identifiable by name and organisation (where applicable). The personal information you provide on this form will be held and processed in accordance with the requirements of Data Protection Legislation. More information on how we will hold your data can be found at:

<https://www.wychavon.gov.uk/privacy-policy>

***Please note, given the changes to the updated Broadway Neighbourhood Plan and associated documentation are relatively minor, if you have made representations to the first Regulation 16 consultation (held from 23 July to 3 September 2021), unless you have anything further to add there is no requirement to resubmit these representations as they will be taken into account by the Examiner.***

Please fill in your details in the boxes below:

Full Name:

Stephen Holloway

Organisation (if applicable):

Fisher German LLP on behalf of The Worcester Diocesan Board of Finance

Address (including postcode):

Global House, Hindlip Lane

Worcester, WR3 8SB

Telephone number:

██████████

Email address:

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Please state which part of the Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

Please see attached letter dated 16.10.2020

Please use the space below to make comments on this part of the Neighbourhood Plan.

The attached consultation response is a replication of the reg 14 response previously submitted.

A summary of the response and actions taken is contained within the Consultation Statement and Appendices dated December 2021.

At page 134 of this document the action relating to the comment regarding the Leedon and Smallbrook development boundaries states, 'no longer part of the NDP' This response implies that the development boundaries are and have been removed to address the comment however the boundaries are still retained within the submission document dated December 2021. Clarity on this matter is clearly required and without action the comments of the attached consultation response remain relevant.

In relation to the comment raised regarding the proposed Kennel Lane allocation, the NDP group highlight within the Consultation Statement and Appendices dated December 2021, page 134, that a memorandum of understanding is in place with the LPA.

Whilst this is noted, the comment does not address in anyway the matter outlined relating to conflict with the SWDP Strategic Housing and Employment Land Availability (SHELAA) Site Assessments and its rejection for allocation under the SWDP review.

Specifically, CFS406 was found to be a prominent area of open space with protected trees and important boundary features. These matters are confirmed by the Broadway Conservation Area Appraisal. The submitted Broadway NDP site was not carried forward by the SWDP for these reasons. The wider site was only part allocated as an employment site including parking with access coming from the east (not yet formally agreed). The proposed employment allocation has outstanding objections in relation to Conservation Area concerns and impact on Listed Buildings.

Based on the above review it is clear that little or no consideration was given to the consultation response made on behalf of The Worcester Diocesan Board of Finance. The consultation letter is therefore re submitted as part of this representation process for further consideration by the Mr Cousins as part of the examination of the plan.

Please use a separate form for each representation.

Please state whether you would like to be notified of the Council's decision on the Neighbourhood Plan proposal:

Yes

No

Please email this form to [policy.plans@wychavon.gov.uk](mailto:policy.plans@wychavon.gov.uk) or post it to Planning Policy, Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT.

Our Ref: [REDACTED]

16 October 2020

Broadway Parish Council  
The Parish Offices  
5 Russell Square,  
Broadway  
WR12 7AP

[REDACTED]  
[fishergerman.co.uk](http://fishergerman.co.uk)

By post and email:

To Whom It May Concern

**Consultation responses to the Broadway Neighbourhood Plan: Pre-Submission**

The following consultation response is submitted on behalf of The Worcester Diocesan Board of Finance (WDBF). The WDBF are registered landowners within the Broadway Neighbourhood Area and have formally instructed Fisher German LLP to act on their behalf in reviewing and compiling a response to the Broadway Neighbourhood Plan (pre submission consultation).

The response is a considered review of the proposed policies that impact or conflict with the WDBF land holding within the plan area

The following table has been compiled to accord with the format of the Neighbourhood Plan comment form

Page No.	Paragraph No.	Policy Ref.	Comments
20	5.1.5	HD.1	The paragraph outlines that settlement boundaries will be drawn around Leedons Park and Smallbrook Road. Whilst these are residential areas within the wider Neighbourhood Area the inclusion of development boundaries is seen to be in complete conflict with methodology adopted for the South Worcestershire Development Plan (SWDP), Development Boundary Review. Specifically, boundaries are only proposed to be drawn around settlement areas that can be seen to be Category 1, 2 or 3. Whilst Broadway Village is a Category 1 settlement in classification, the defining of

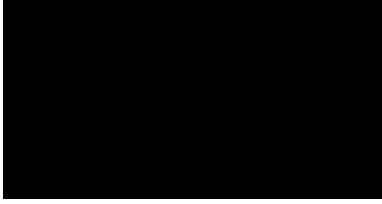
			<p>satellite boundaries around these small areas of residential development set away from the main village, which on their own would likely fall within Category 4 classification and below, is not deemed to be sustainable development or appropriate locations for windfall development. It would also likely result in the plan being found to be in breach of criteria e) of the Basic Conditions for a draft neighbourhood plan.</p>
24	5.1.12	N/A	<p>The paragraph incorrectly highlights that the emerging SWDPR has allocated Kennel Lane for residential development of 30 dwellings. The SWDPR policy proposed allocation is for an employment allocation comprising of a public car park and B1 uses.</p> <p>Additionally, the Station Road site is now a proposed allocation for an indicative 100 dwellings in a mixed-use development. The SWDPR also includes a further allocation along Leamington Road.</p>
24	5.1.13	N/A	<p>The paragraph suggests that the village has seen growth in excess of the SWDP plan period 2006-2030. However, the much of the growth depicted in figure 6 is as a result of Leedons Park. The park benefits from a 1996 Certificate of Lawful Use for a caravan and camping site and has no restriction on months of use. As such, the park has become part residential in context, but this was not planned growth within the SWDP, or growth associated with Broadway Village. The park is more associated with the village of Childwickham. In terms of the planned growth the village of Broadway was afforded 3 allocations that, according to figure 6, have resulted in 103 completions to date. The allocations indicatively should achieve 137 dwellings for the plan period 2006 – 2030 not including windfall developments within the village boundary.</p>

31	5.1.30 to 5.1.33	HD.4	<p>The Plan is seeking to allocate land off Kennel Lane/Church Close for retail, education, leisure, offices (Class B1) and 1 and 2 bed bedroom homes. The site area proposed, and access provision does not take into account the comments received by the SWDP Strategic Housing and Employment Land Availability (SHELAA) Site Assessments. Specifically, CFS406 was found to be a prominent area of open space with protected trees and important boundary features. These matters are confirmed by the Broadway Conservation Area Appraisal.</p> <p>The submitted site was not carried forward by the SWDP for these reasons. The wider site was only part allocated as an employment site including parking with access coming from the east (not yet formally agreed). The proposed employment allocation has outstanding objections in relation to Conservation Area concerns and impact on Listed Buildings.</p> <p>As a result of the above it is highly unlikely that the proposed Neighbourhood Plan allocation can be supported as it would likely breach criteria b) and c) of the Basic Conditions for a draft neighbourhood plan. The SWDP allocation for employment is also seemingly unlikely unless access and other objections can be resolved.</p> <p>Notwithstanding the above, the WDBF support the Neighbourhood Plans aspiration to allocate land for housing development in accordance with paragraph 042 Ref ID: 41-042-20170728 of the NPPG.</p> <p>As previously put forward to the SWDP call for sites, the WDBF would wish to reiterate that land at Broadway, Station Road (CFS 0244) is available for development and the WDBF would be willing to work actively with</p>
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			<p>the Neighbourhood Plan to ensure the allocation meets the needs of the Plan Area.</p> <p>The WDBF are confident that this site could form a valuable and sustainable growth area for the Neighbourhood Plan/village. The site, in whole or part, would form a sustainable expansion to the village within an area of very good pedestrian access and service provision. If required, due to the previous issues highlighted with the proposed Kennel Lane site, CFS 0244 could form a justified location to relocate these proposed dwellings.</p> <p>To progress any housing allocations further it is considered that an additional evidence base is required to provide the Plan Area with an up to date indicative housing requirement figure. This is in accordance with paragraph 105 Ref ID: 41-105-20190509 of the NPPG.</p>
115		COM.1	<p>Figure 36 fails to acknowledge the shop and petrol station below the GWR station. It also does not indicate the location of the new medical centre approved off Station Road under planning reference 18/02689/FUL.</p>

I trust the above provides a clear overview of WDBF considerations but please do contact me should you require any further information.

Kind Regards



**Stephen Holloway MRTPI**

For and on behalf of Fisher German LLP

