

## **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:

Organisation (if applicable): McLoughlin Planning

Address (including postcode): 119 Promenade, Cheltenham, GL50 1NW

Telephone number:

Email address:

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):

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

Please see enclosed covering letter ref: NM/0560


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.

MP Ref: NM/0560  


11/02/2022

Reiss Sadler  
Wychavon District Council  
**VIA EMAIL ONLY**

Dear Mr Reiss Sadler

**Land to the East of St Michael's Church, Church Street, Broadway  
Regulation 16 of the Neighbourhood Planning (General) Regulations 2012****Introduction**

Thank you for your email dated 07 January, in light of its contents, McLoughlin Planning has been instructed to submit representations on behalf of Mr C. Houghton to set out the reasons why the site described herein should be allocated for housing in the draft Neighbourhood Development Plan (NDP) for Broadway and why the development boundary should be enlarged to facilitate this development.

This letter also explains how this proposal would be compliant with the South Worcestershire Development Plan (SWDP). In light of the above policy framework, our client objects to the non-allocation of the above site for housing development and as a result, the draft of the settlement boundary as set out under Policy HD1 and Figure 3 of the NDP.

The starting point is that our client supports the ability of the NDP to make alterations to the settlement boundary. This is conferred through the South Worcestershire Development Plan. Policy SWDP 2 sets out the settlement hierarchy for the towns and villages in the SWDP area. Broadway is classified as a Category 1 village where infill development is supported by Policy SWDP 2 subject to proposals being within a Development Boundary or if it is promoted through neighbourhood planning mechanisms (Part H of the Policy), such as this draft NDP consultation to which we are responding.

**The Site**

In light of the above, the following paragraphs set out the reasons for why there is a need to revise the settlement boundary.

The site in question is a parcel of land measuring 1,500m<sup>2</sup> (approx.) located to the east of St Michael's Church and to the south of Church Mews, a residential development completed in the 1990s. The site would be accessed via an existing track lane leading off Church Street by Austin House. The site adjoins the short stay car park which lies to the east, beyond which is the housing allocation at Kennel Lane.

The site is currently adjacent to, but outside of, the Development Boundary in the draft NDP. Whilst it is outside of the Development Boundary, the site is considered to be within the confines of the village of Broadway as it is surrounded by built development on all sides. As a result, there is a need for the Settlement Boundary to reflect the pattern of development. Given the above proximity of the site to the Boundary, its inclusion within the Boundary would be wholly consistent with Policy SWDP2.



In addition, the allocation of the site for housing can provide for further development at Broadway in a location which is developed and not see the extension of the pattern of development into the countryside. It is noted that the site is in the AONB and whilst 'great weight' is attached to preservation of the scenic beauty of the area, the development of the site would not conflict with wider AONB policy objectives.

Development of the site has clear benefits for generating sustainable patterns of travel, given that it is within walking distance of the town centre, where access to services and facilities is possible, without recourse to the private car. This means that the proposal would meet other planning policy objectives. In terms of a form of development, given the configuration of the site the neighbouring listed church, it is considered possible that a form of development can be provided which would reflect the character and appearance of the area.

### **Modification Sought**

In light of the above objection, the modification sought to the NDP is to see the settlement boundary revised to include the site (as shown on the attached plan) within the settlement boundary and the site allocated for housing development.

Yours Sincerely,

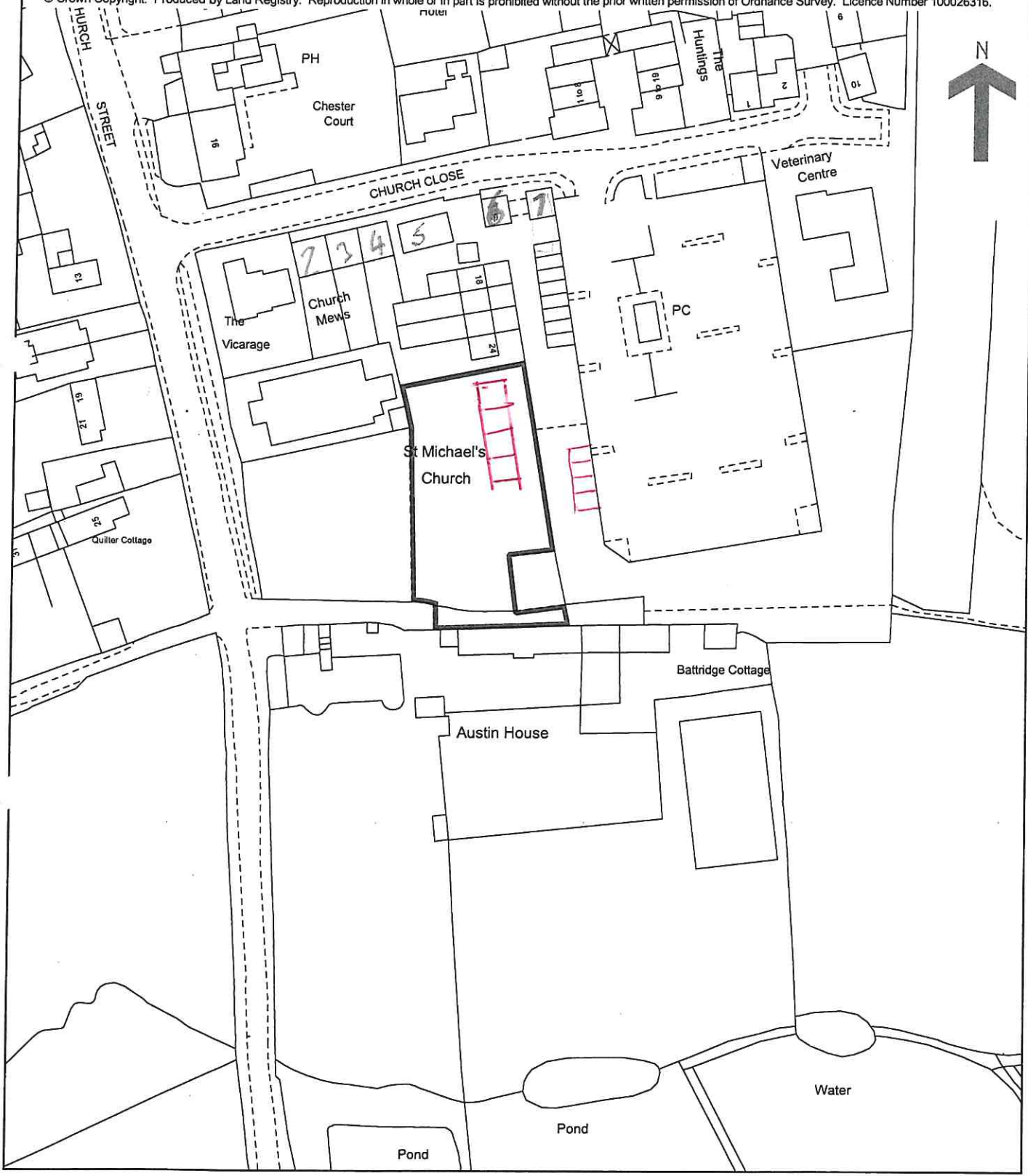
**Nathan McLoughlin BSc (Hons) DipTP MRTPI**  
**Managing Director**

# Land Registry Current title plan

Title number **WR122422**  
Ordnance Survey map reference **SP0937SE**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **Worcestershire: Wychavon**



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