



# Broadway Neighbourhood Plan

## 2006 – 2030

# Consultation Statement

(Revised 17 December 2021)

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## **1. Introduction**

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations under Regulation 15 of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Broadway Neighbourhood Plan.
- 1.2 The Neighbourhood Development Plan has been prepared by the Broadway Parish Council (the Qualifying Body) for the Neighbourhood Area covering the Parish of Broadway.
- 1.3 This Consultation Statement contains:
  - Details of the persons and bodies who were informed and consulted about the proposed Neighbourhood Development Plan.
  - The aims of the consultation and an explanation of how persons and bodies were consulted.
  - A summary of the main issues and concerns raised during consultation.
  - A description of how these issues and concerns have been considered and, where relevant, have been addressed in the preparation of the proposed Neighbourhood Development Plan.
  - A list of the policies and community projects proposed in the Plan
- 1.4 The consultations included detailed surveys undertaken within the village to provide community-based evidence. The data from these surveys are included as appendices.
- 1.5 The Neighbourhood Development Plan incorporates findings and recommendations from the Parish Plan (2005/6) and the Village Design Statement of 2008, updated in 2020, both of which involved community consultation.
- 1.6 This Consultation Statement also describes the process and results of the Regulation 14 Statutory Consultation. The documents recording the comments received from the consultation and the responses to these comments are given in the appendices. These include the responses to the notifications given to owners of land proposed for Local Green Space designation.

## **2. The Roles of the Parish Council and the Steering Group**

- 2.1 The Parish Council has been actively involved in planning issues affecting the Parish for many years. In 2005-6 it published a Parish Plan, which was adopted by Wychavon District Council as a Supplementary Planning Document. In 2006 the Parish Council collaborated with the District Council in the production of a Conservation Area Appraisal. A Village Design Statement was produced in 2008, updated in 2017 and readopted by Wychavon District Council in 2020. These documents demonstrate a strong commitment to planning for the benefit of the Village and the local community.
- 2.2 Broadway's Parish Council is the Qualifying Body responsible for preparing and submitting the Neighbourhood Development Plan. The Parish Council applied to Wychavon District Council for the designation of a Neighbourhood Area in August 2013 and this was formally approved in February 2014.
- 2.3 A Parish Meeting to discuss the setting up of a Neighbourhood Development Plan was held in the Lifford Hall in June 2017. The meeting was attended by more than 200 people. A Parish Survey and Business Survey were circulated in September 2017. The results of these surveys are summarized in the Appendices.
- 2.4 In July 2017 the Parish Council set up a Steering Group to facilitate production of the Neighbourhood Development Plan. This Group included five parish councillors (PC), the Parish Clerk and six volunteers from the local community, collectively providing a wide range of expertise. Avon Planning Services (Head Neil Pearce) were appointed to provide professional advice and assistance.
- 2.5 The membership of the Steering Group has included:
- Gordon Franks (Chair and PC)
  - Joe Aspey (Business Association)
  - Kevin Beasley (Parish Clerk)
  - Dr. Thomas Bloch
  - Elizabeth Eyre (PC, District and County Councillor)
  - Robin Goldsmith (Broadway Trust)
  - Graham Love (PC)
  - Barrie Parmenter (PC)
  - Peter Reading
  - Nigel Robinson (PC)
  - Derek Wakelin
  - Steve Williams
  - Neil Pearce and Jan Sherwood (Avon Planning Services)



- 2.6 The Steering Group met regularly in person up until March 2020, thereafter, because of Covid-19 regulations, met virtually. Minutes of these meetings, given to the Parish Council on a regular basis, are on the Parish NDP website. A small subgroup of the Steering Group (Editorial subcommittee comprising Gordon Franks, Thomas Bloch, Derek Wakelin and Steve Williams) was set up to oversee drafting of documents and to liaise directly with Avon Planning Services. This committee met regularly until completion of the Plan.

### **3. Aims of the Consultation Activities**

3.1 The Neighbourhood Development Plan consultation process was designed to obtain the views of the whole of the community on what were considered to be the main strategic concerns of the NDP, namely:-

- People –a healthy, active and well supported community,
- Place –a green, clean and safe environment with quality affordable housing,
- Prosperity – a vibrant community with quality employment and skills

3.2 To ensure that the consultation activities leading to the setting up, production and submission of the NDP accurately reflected the views of the community the following principles were agreed:-

- Consultation should be inclusive and participation from all in the community affected by or interested in the NDP should be actively encouraged.
- Consultation activities should be readily accessible, have a clear purpose and use appropriate and transparent methods.
- Consultation would consider and, if necessary, respond to all inputs and contributions.
- Should major differences arise between ideas presented during consultation and a final decision the underlying reasons would be documented.

3.3 Consultation activities were designed to:

- ensure that Broadway's residents, local businesses landowners and other interested parties had the maximum number of opportunities to contribute to the Neighbourhood Planning process;
- ensure that consultation took place at critical points in the process;
- ensure that the consultation process used a variety of approaches in order to maximise community input;
- ensure that feedback was provided to the community.

## **4. Gathering Evidence**

### **4.1. Internal Sources**

Prime Internal Resources were the Broadway Parish Plan (2005/6), the Village Design Statement (VDS) originally produced in 2008 and the Parish Profile. Online links to these are given in the References. The 2008 VDS was adopted by Wychavon District Council as a Local Information Source, and readopted in 2020 after revision in 2017. A copy of the VDS is included in the appendices.

The VDS forms a major part of the evidence base for the Neighbourhood Development Plan and underpins many of its policies. It provides factual analysis about the built and landscape environment for use by planning authorities and helps to align planning with the community's aspirations for the Village.

### **4.2. External Sources**

The major external sources have been:

- Broadway Conservation Area Appraisal (2006)
- Cotswolds AONB Management Plan (2018-23)
- South Worcestershire Development Plan (2016)
- Worcestershire Historic Environment Record (2017)
- Worcestershire Habitat Inventory
- Worcestershire CC Ecology Service Parish Search (2017)
- National Planning Policy Framework (2019)

## 5. Consultation Activities

This section presents the main ways in which the community (households, businesses and land owners) has been informed and consulted about the production and progress of the NDP.

- **Broadway Newsletter.**  
2000+ copies distributed alternate months until 9/20  
Used to record and explain NDP progress
- **Parish Meetings**
- **Mood Card Survey (July 2017)**  
The views of households in the Village in response to issues to be raised in the NDP were canvassed in the Mood Card Survey
- **Residents' Survey October 2017**  
The results of this survey are summarized in the Appendices.
- **Housing Needs Survey (November 2017)**  
The results of this survey are summarized in the Appendices.
- **Business Survey (February 2018)**  
The views of Businesses to issues to be raised in the NDP are summarized in the Appendices.
- **Village Exhibition (July 2019)**  
A comprehensive exhibition was held over two days. The dates and purpose of the exhibition were notified to all households and publicised by larger posters distributed around the village. Information was provided about the role of Neighbourhood Plans. Poster Boards were used to display proposed policies of the NDP, maps of proposed Local Green Spaces and a video installation used to show proposed details of the Valued Landscapes. Members of the Parish Council and Steering Group were present to answer questions. Feedback was gathered at each section and collated.
- **Displays in Schools**  
Stands showing posters from the Village exhibition were provided at the St. Mary's School Sports Day and Fete in July 2019. Children from both St Mary's and Broadway First School attended a presentation /discussion session on the NDP held at the Broadway Museum in July 2019.
- **Letters to Owners of Land Proposed as Local Green Spaces.**  
Planning Practice Guidance requires the qualifying body to contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Letters were sent out in March 2021. Four landowners referred to this topic in their written responses to the consultation document. Their responses are incorporated in Appendix 19.

Details of presentations to the Parish Council are given in Appendix 9

## 5.1 Chronology of Consultation Activities

EVENT /ACTIVITY	DESCRIPTION	DATE	VENUE/METHOD	NUMBER
Publicising NDP	Introducing concept, need and benefits of NDP	Jan /Feb 2017	Newsletter to every household	2000 households, 4000 people
Public Meeting	Presentation, Q/A Shaping our future, meeting our needs Explanation of NDP	June 2017	Lifford Hall Invitation to every household	250 attendees
Mood Card Survey	First thoughts about future of the village		Delivered to every household	2000 households
Steering Group Formed		July 2017	Based at Parish Office	10
Avon Planning Services (APS) commissioned	NDP Consultant Project management	July 2017		
Website	Communication and vehicle for comments	Aug 2017	<a href="http://www.broadwayndp.co.uk">www.broadwayndp.co.uk</a>	
Progress Reports	Keeping Parish Council and Village informed	Quarterly	Parish Council meetings Newsletter to every household	2000 households
Steering Group	SWOT analysis vision statement	Sept 2017		
Residents' survey	Postal	Oct 2017	Stratford upon Avon DC questionnaire to all residents 2000 households	539 returned – 30.5% response
Housing Needs survey		Nov 2017	Wychavon DC questionnaire to all residents (2000 households)	35% response
Business survey		Feb 2018	Questionnaire to all members of the Broadway Business Association	
Steering Group	Draft chapter headings for body of NDP	Mar 2018	Parish Office	12
Working Groups set up	Strategic objectives and Policy aims	Mar 2018		
Community facilities Survey	Identification of facilities and community assets	April 2018	Questionnaire, structured interviews	

Steering Group.	Identification of Local Green Spaces and Valued Landscapes	May/August 2018	APS independent assessments and reports	
Steering Group Working Groups	Presentation of emerging policies	Sept 2018		
Working Groups	Development of Policies	Oct 2019, Feb 2019		
Community Consultation	Planning, presentation of Exhibition	Apr 2019		
Community Consultation & Exhibition	Invitation to all households Report in Newsletter	May 2019	Leaflet delivered to all households plus newsletter	2000
Parish Council review	Exhibition presentation and consultation	June 2019	Presentation at Parish Council Office	
Community Consultation	Exhibition/Consultation	June 2019	Lifford Hall 2 day event	243 registered 135 written comments
Report to Parish Council		June 2019	Parish Council Meeting	
School Exhibition	Stands at school sports and fete	July 2019	St Mary's School	20 parents
School Presentation/Consultation	Children attended session at Broadway Museum	July 2019	Broadway Museum, led by Headteacher and Parish Councillors	60children
Working groups	Draft Policies, Explanation and Reference documents taking account of consultation feedback	Aug/Sept 2019		
Health Check	Draft NDP submitted to Wychavon DC	Sept 2109	To Andy Ford NDP Officer Wychavon DC	
Editorial Team	Drafting Policies, explanations, reference documents, charts, images, appendices	Jan 2020 and continuously thereafter		
Presubmission Consultation	Draft pre-submission NDP	June 2020	NDP issued to al Parish Councillors	
Health Check 2	Presubmission version of NDP submitted to Wychavon DC	July 2020	To Andy Ford NDP Officer Wychavon DC	
Regulation 14 Consultation	Formal notifications to all bodies Planned exhibition at Lifford Hall and County Library cancelled because of Covid 19	Aug, Sept 2020	Flyers to all households, articles in Newsletter and online Notice Board, NDP posted on website, copies	Covering 2000 households and 4000 residents

			available in Parish Office, County Library, banners in Village, advert in local paper	
Editorial Team	Analysis of feedback responses, production of Consultation Statement	From Mar/Apr 2021 onwards		
Parish Council Update	Report on progress	Sept 2021	Oral and visual presentation with Power Point	
Strategic Environmental Assessment	Lepus Consulting on behalf of WDC carried out a Screening Exercise	Nov 2020	Recommended Broadway was screened in	
	Scoping Exercise undertaken. Consultees recommended Broadway should be screened in	Feb/mar 2021	Steering Group informed and timetable proposed	
	Consultee reports submitted to Lepus	Mar 2021		
	Lepus presented their report and assessment of reasonable alternative sites to WDC. Steering Group invited to respond	Apr/May 2021		
	Steering Group presented their responses, justifying selection of the 2 sites in the NDP	May 2021		
	Lepus presented the final reports to WDC	May 2021	Reports favourable	

## **5.2 Effect of the Covid19 Pandemic on Consultation Activities**

At the start of the NDP in 2017 public, steering group and Parish Council meetings could all take place on a face-to-face basis. For example, in June 2017 a public meeting was held in the Lifford Hall, with 250 persons attending. The presentation explained the concept and purpose of a village plan and a question and answer session provoked many questions and responses. This was followed by a Mood Card Survey again delivered to every household, 2000 in number, in which residents were asked to record and return their wishes and expectations for a village plan.

The Steering Group formed in July 2017 met regularly at the Parish offices, with minutes recorded. Presentations were made to the full Parish Council. Minutes of Steering Group meetings were forwarded to the Parish Council.

A two day exhibition was held at the Lifford Hall in June 2019, with photographs, maps and plans. All steering group members were present and attendees were asked to record and return their comments. 243 persons registered and 135 written comments were received.

In July 2019 an exhibition was held at St. Mary's school's sports day, attended by 20 parents, and a presentation for 60 children was held on a separate day.

With the advent of the Covid-19 pandemic and lockdown from March 2020, meetings such as these could no longer be held and the planned and prepared exhibition in August/September 2020, due to take place at Lifford Hall and the Community Library, had to be cancelled. Residents were kept up to date by flyers delivered to all households, by the placing of banners, by items in the online Broadway Noticeboard as well as the regular Newsletter and advertisements in the local newspaper. Crucial events, such as public consultation, examination of, and responses to the Reg 14 version of the NDP were severely limited.

The steering group committee had to work remotely, increasing their work load, and prevented public consultations to be attended in person. An editorial committee of four members of the Steering Group was formed during lockdown to write and edit the draft neighbourhood plan. Their meetings, and discussion with the Steering Group, also had to be by email and Zoom. The use of Zoom impacted on the Parish Council's budget.



## 5.3 Visual record of consultation activities

### Consultation Events

- Community LED Plan **February 2017**

introducing

concept, need and benefits

- Public Meeting **June 2017**

getting people involved - Lifford Memorial Hall

Chaired by the Chairman of the Parish Council

**A Neighbourhood Development Plan for Broadway**

**Shaping our future – meeting the needs of Broadway**

The Broadway NDP will help shape the future of our community for the next 15 years and will affect everyone who lives and works in Broadway.

What is a neighbourhood plan?  
How will it affect you?  
How can you affect the plan?

Why are we doing it?  
What's involved?  
How long will it take?

The Parish Council is pleased to invite you to a presentation to answer these questions and to share with you what we have done so far and our plan for the future.

**Tuesday 13th June at 7.00pm**  
at  
**Lifford Memorial Hall**  
**Broadway**  
**EVERYONE WELCOME**

**TELL US WHAT YOU THINK**

**Broadway Newsletter**

Reaching over 2000 households in the Parish of Broadway Issue 64 January/February 2017

**Shaping our future - meeting our needs**  
**A Neighbourhood Plan for Broadway**

This is the village's opportunity to influence land use and development in our village. Over the next 20 years growth and change may be imposed upon us – having a Neighbourhood Plan puts control in our hands.

**What is a Neighbourhood Plan?**  
A Neighbourhood Plan (NP) is a vision for the future and will have aims and planning policies which will guide future development, regeneration and conservation of Broadway. It may deal with a wide range of social, economic and environmental issues such as housing, employment, heritage, conservation, transport and infrastructure.

**Why does it matter?**  
In theory, planning was always supposed to give local communities a say in decisions that affect them, but, in practice, communities have often found it hard to have a meaningful say. An NP puts power back into the hands of local residents, employees and businesses – those who know the best needs of their local areas.

The Plan can only be approved by a referendum of the village in order to become part of the Statutory Development Plan for the area. Without a vote in favour of the Plan there will be no Plan. Your participation in the referendum is essential.

Creating an NP will take time and can only be achieved with the support of the whole village. The Parish Council has started the process by setting up a core steering group of interested people from across the village to develop the Plan. BUT – THIS HAS TO BE LED BY YOU, the residents of Broadway.

A robust programme of community engagement and a proportionate evidence base is vital to ensure that the Neighbourhood Plan is founded on a proper understanding of Broadway, and the views, aspiration, wants and needs of local people. (locality.org.uk)

A series of public meetings is being planned for the New Year to give everyone the opportunity to get to know more about a Broadway NP – what it can and cannot do and to begin the process of listening to your ideas, concerns and the things you value living in this beautiful village. I urge you to attend one of these meetings.

I hope that, when you are ready, you may be motivated to participate in the steering group or a working party, or even just to make your individual views known. HAVE YOUR SAY! Please contact the Parish Clerk, Kevin Bessley on 654913.

Barrie Parmenter  
Chairman, Broadway Parish Council

More detailed information about Neighbourhood Plans can be obtained at [www.locality.org.uk](http://www.locality.org.uk) – click on Neighbourhood Planning Roadmap Guide.

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STOCKS  
BONDS  
PENSIONS  
CHILDREN'S SAVING  
COVENTRY

Mood Card Survey

Your first thoughts

**Broadway Newsletter**

Reaching over 2000 households in the Parish of Broadway Issue 67 July/August 2017

**Village Development Plan Update**

Wychavon will submit this to an Independent Examiner who is required to approve it (with or without amendments). After this there will be a Village Referendum: 50% or more of the residents who vote must approve for the recommendations to proceed. If the Plan is approved and adopted it carries the same, if not a little more, weight as the South Worcestershire Development Plan and will influence planning applications dealt with by Wychavon D.C.

This is a unique opportunity to express your views on how the village and the land in and around Broadway is used and developed over the next 15 years. Further info, and to keep in touch with progress: [www.broadwayndp.co.uk](http://www.broadwayndp.co.uk)

Jo Love

First, the questionnaires will be considered by the appointed Consultants and the Parish Council; draft policies will be discussed, further consultation may be needed with interested parties before a plan of our proposals will be sent to Wychavon District Council.

**Broadway Horticultural & Craft Show**  
This year's show is being held on the 9th September from 1pm on the Green. Look out for the Show Schedules in the village and get your entries in.

**GIFFORDS CIRCUS**  
Any of the stars  
DIRECTED CAL  
MACRISTAL  
TOURING OUTRUSHIRE  
JUNE & JULY 2017  
For full show details please visit our website  
[www.giffordscircus.co.uk](http://www.giffordscircus.co.uk) 0845 459 7469

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**Broadway Neighbourhood Development Plan**

**Your first thoughts**

**What makes Broadway special to you?**

1. Do you  
☐ Live in Broadway  
☐ Work in Broadway  
☐ Neither

Post Code

2. Are you  
☐ Studying  
☐ Employed  
☐ Retired  
☐ Not working

3. Are you  
☐ Under 18 (please state)  
☐ 19-30  
☐ 31-45  
☐ 46-60  
☐ 61-75  
☐ 75+

**What would you like the village to be like in 15 years?**

**What concerns you most about Broadway?**

Tell us what you think. Please return to Parish Office, 5 Russell Square High Street, Broadway WR12 7AP or Broadway Library, Leamington Road, WR12 7DZ  
Keep in touch go on line [www.broadwayndp.co.uk](http://www.broadwayndp.co.uk)  
General information: <https://www.gov.uk/guidance/neighbourhood-planning>

**TELL US WHAT YOU THINK**

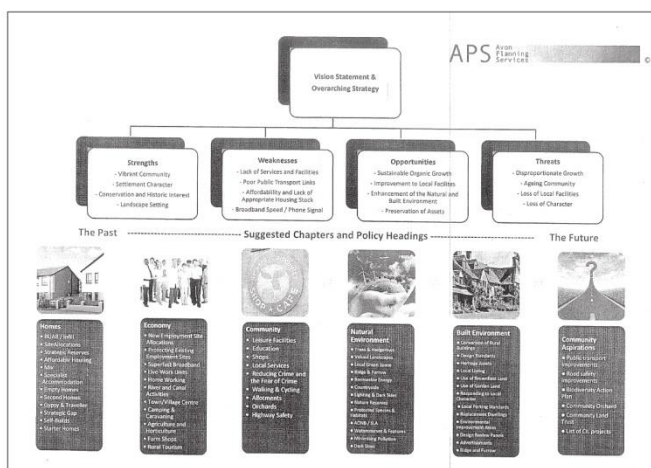
Public meeting up date **July 2017**

- NDP Steering group gets started **July 2017**



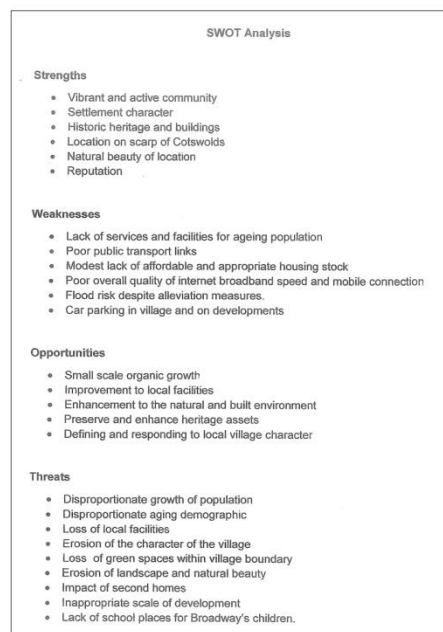
Report to Parish Council  
at Quarterly Meeting

- Avon Planning, appointed, website project management **July/August**



- Steering group **September 2017**

### S.W.O.T. Vision Statement





• Gathering Information - Surveys      **October 2017/April 2018**

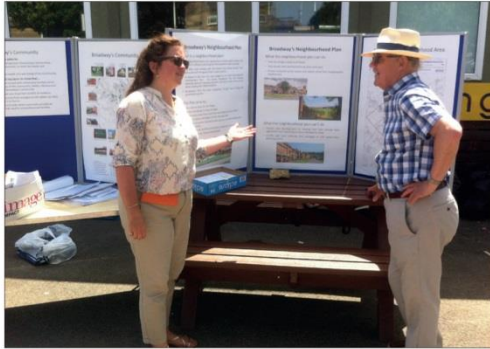


• Village Exhibition/Consultation      **June 2019**



- School Fete and Museum event for school children

July 2019



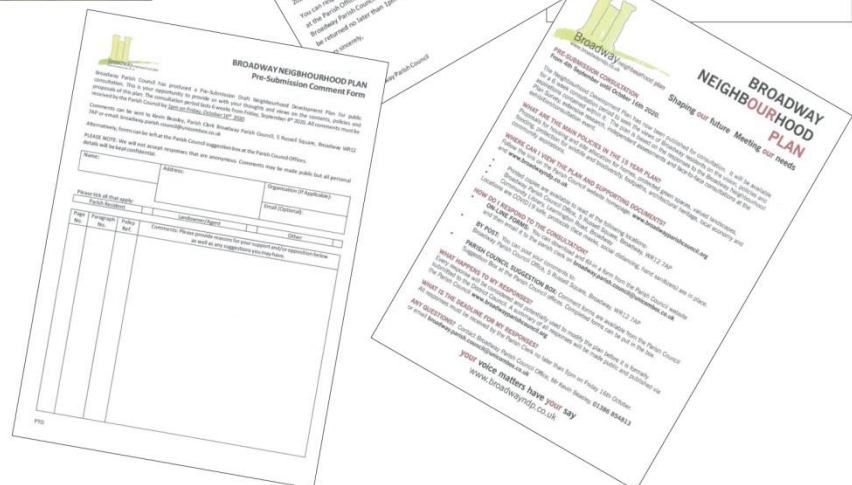
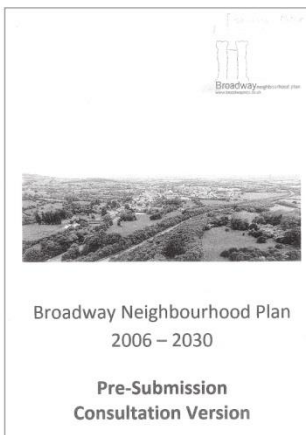
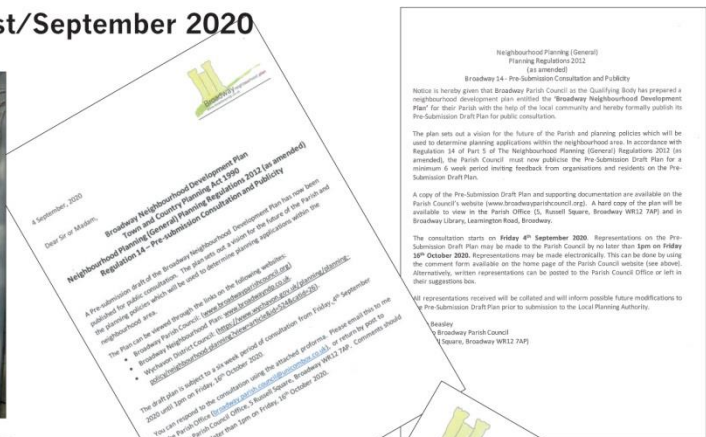
- Working groups **August/September 2019**  
Housing Built Environment  
Natural Environment  
Local Economy and tourism  
Community

- Health check **September 2019**  
Wychavon District Council

- Presubmission Consultation **June 2020**  
Parish Council



- Regulation 14 Consultation **August/September 2020**



## **6 Pre-submission Regulation 14 Consultation**

### **6.1 Launch**

The Pre-Submission Plan was publicised under Regulation 14 of the Regulations. The consultation period ran from 4<sup>th</sup> September 2020 to 16<sup>th</sup> October 2020.

### **6.2 Individuals and organizations consulted**

All households, businesses and resident landowners in Broadway Parish Area were included in the consultation.

The Parish Council also consulted those consultation bodies included in a list prepared by Wychavon District Council. To this list the Parish Council added the names of other local bodies, societies and sports organizations not included in the Wychavon list. The full list of bodies consulted is given in the Appendices 16 and 17.

### **6.3 How individuals and organizations were informed and consulted**

- The Pre-Submission Plan was published on the website of the Parish Council.
- Publication of the Pre-Submission Plan was notified to Wychavon District Council.
- Each of the Wychavon consultation bodies was emailed an electronic copy of the Pre-Submission Plan and invited to comment by email or in writing.
- Local consultees were notified by email of the availability of the Plan on the Parish Council's website and invited to comment by email or in writing.
- Members of the local community were alerted to the publication of the Pre-Submission Plan by the following methods:-
  - An advertisement was placed in the pages of the Evesham Journal
  - A flyer was delivered to every household
  - An insert was placed in the Broadway Newsletter, which is delivered to every household
  - Large banners were placed in prominent locations in the Village
  - Details of the publication and availability of the Plan were posted digitally on the Broadway Notice Board and reminders of the importance of responding posted.
  - Hard copies of the Plan were placed in the Parish Council Office and in the Broadway Library for the use of individuals unable to access the Plan online. Because of Covid-19 regulations these copies had to be handled with appropriate precautions and could not be removed.

## **6.4 Means of Response**

All consultees and members of the local community were provided with details of the means of submitting comments to the Parish Clerk before the end of the consultation period. Comments could be sent by email, using the proforma provided, or by letter.

## **6.5 Summaries of Comments and Responses**

Comments from consultees and residents and summaries of the responses made by the Steering Group have been tabulated and are given in appendices 18 and 19.

## 7 FAQs – Frequently Asked Questions - Comments and Responses

Similar questions and comments relating to three major topics – The Green Wedge, The Kennel Lane Site and Affordable Housing were raised by several of the consultees. It was considered more appropriate to respond to these collectively rather than individually. The FAQs concerned and the responses to them are given separately below and in appendix 19.

### FAQ KENNEL LANE

Comments about the proposed development on the Kennel Lane site (HD.3,4) came from both consultees and residents. Comments from the former are given in the consultee template. Comments from individual residents are given within the “Residents’ Comments” section. In addition to their individual comments some residents referred to the document from the Kennel Lane Objection Group, which is shown separately. This group is an informal body of residents, ie has no formal terms of reference, membership or objectives. The submission made by the authors of the document provides a convenient resume of many of the comments made by both individuals and consultees. A FAQ response to this submission covers all the key comments and avoids the need to repeat our responses in each case.

The Steering Group’s responses to the key comments may be summarized as follows:

**COMMENT 1:** *There is opposition to traffic access from Church Close and there is no analysis of traffic consequences. No reference to this development is made in Community Projects 6 and 7, although other roads are mentioned.*

**RESPONSE:** It is not suitable to use Kennel Lane as the principle vehicular access to the proposed allocation because a) of its narrowness and b ) its northern opening to the High Street crosses a pedestrian pavement – therefore an alternative is needed. Church Close is an adopted highway with two-way traffic, and is deemed suitable and unencumbered as a route to serve the proposed allocation. Validation of this access would be part of any planning application for this site, which would need to demonstrate that it is both suitable and safe.

**COMMENT 2:** *Opposition to expansion of Church Close parking. This would be in contradiction with paragraph 5.5.21 which states “inadvisable to create more parking near the village centre”.*

**RESPONSE:** We have considered carefully the comments that residents have made about the proposal for additional parking and the effects that this may have on increased traffic. Because of these comments the proposal to increase parking on the central Wychavon car parking site has been removed

**COMMENT 3:** *Loss of green space and habitat. Brownfield status is not correct for this part of the area and it is part of the Green Wedge. Development would damage the linear pattern of Broadway’s historic core.*

**RESPONSE:** The green area is not designated as brownfield. It is a small strip of undeveloped scrub land. It is proposed that appropriate green landscaping should



replace a part of this area. The area is unrelated and unconnected to the land proposed in the Plan as a Green Wedge (NE.4). The linear pattern of the Village would not be influenced by this area.

**COMMENT 4:** *There would be an estimated of 350 additional vehicle movements daily from the development and the new car parking, with an associated increase in noise and pollution..*

**RESPONSE:** Removal of the proposal for increased Council parking significantly reduces the likely increase in traffic and its associated consequences along Church Close.

**COMMENT 5:** *Existing traffic problems would be exacerbated and pedestrian safety compromised. The route of the Cotswold Way is omitted in map of Rights of Way page 128.*

**RESPONSE:** Any increase in traffic associated with the proposed site allocation would not be severe in terms of highway or pedestrian safety. With the removal of the proposal for additional car parking there would be no increase associated with traffic to the Wychavon car park. A pedestrian crossing could be located to facilitate movement of pedestrians to and from the existing car park. The PROW map will be corrected to show accurately the route of the Cotswold Way in relation to Church Street.

**COMMENT 6:** *Additional parking is not needed centrally as other car parks are underused. The central car park should be reserved for blue badge holders and electric cars only.*

**RESPONSE:** No longer relevant as the proposal for additional parking has been removed. The requirement for increased parking within the Village is addressed in COM.1 and associated Community Projects.

## FAQ GREEN WEDGE

**COMMENT:** Several of the comments from developers and landowners \* made the point that there are no national or local policies to underpin the case for the Green Wedge as proposed. In a strict sense this is correct, the term “Green Wedge” does not appear in the NPPF nor the SWDP, however it can be argued that the concept underlying its use in this Plan is supported both by NPPF 2019 chapters 8, 12 and 13 and by SWDP 2016 chapter 38 (Green Space). Both include statements that support the arguments made in the NDP. The fact that “Green Wedge” does not specifically appear in the NPPF or SWDP does not automatically mean it cannot be included in a NDP.

**RESPONSE:** In support we can cite:-

The SWDP 2016 map of Green Infrastructure Environmental Character Areas designates Broadway as a Protect and Restore Area linked with the Cotswold Corridor. Chapter 38 states that “open spaces .... perform valuable functions such as contributing to biodiversity, the character of the area and providing a sense of openness and space.”

These are the functions which the Green Wedge would perform. These SWDP statements are extended and supported in the NPPF:-



NPPF Chapter 8 – *Creating a Strong Sense of Place*. Para 97 states that existing open spaces or land should not be built on unless that space or land is surplus to requirements or would be replaced by equivalent or better provision. The arguments made for the Green Wedge (NE.4, 5.3.53, 5.3.57), that it uniquely retains the historic linear plan of Broadway, imply that it cannot be surplus to requirements or be replaced.

NPPF Chapter 12 – *Achieving Well-designed Places*. Para 127 states that policies should ensure that developments are sympathetic to local character and history, including ....” the landscape setting”. Retention of the linear plan and provision of open space through the centre of the village meets this objective.

NPPF Chapter 13 – *Protecting Green Belt Land*. Para 134. The justification for Green Belt land, that it should safeguard the countryside from encroachment, and preserve the setting and special character of historic towns, is equally applicable to the concept of a Green Wedge. Para 140 also makes the case that, in the context of the Green Belt, it may be necessary to restrict development because of the important contribution made by the open character of the village, a position equally applicable to the Green Wedge.

**COMMENT:** The case was also by consultees that adequate protection is, or could, be provided by designation of areas as Local Green Spaces..

**RESPONSE:** The particular argument for the Green Wedge is that it maintains a near continuous area of green space through the village. The protection required to ensure this would not be met by piecemeal LGS designation. A crucial additional element of the Green Wedge is that it provides a corridor for the movement of wild life, and here again continuity is essential.

The strong argument made in 5.3.54- 56 for the Green Wedge to include land north and south of the High Street referred to the judgement of the Inspector in refusing appeal (APP/H18140/A/14/2215896). Developers criticised this argument because the inspector’s judgment referred only to land north of the High Street and therefore could not be used to justify inclusion of land south of the High Street. This criticism completely ignores the rationale for the designation of the Green Wedge in providing

Equally important as a justification for the Green Wedge is the fact that the entire land area lies within the Cotswold Area of Outstanding Natural Beauty and therefore receives enhanced protection. The Wedge is designed to “conserve and enhance landscape and scenic beauty” (NPPF 2019, 172).

Nine of the village residents who commented specifically on the Green Wedge gave enthusiastic support, and some requested that its extent should be expanded.

Expansion beyond the limits set out in the plan (Figs 26/27) would be both unworkable, because of the area of land that would be included, and unnecessary, because the function intended for the Wedge is considered fully achieved by the area specified.

\*JPPC for Steelcase Stratfor Pension Life Assurance, JPPC for London & Regional Properties, JPPC for the Hunt, Pegasus Group for Greystoke Land.\

## FAQ AFFORDABLE HOUSING

**COMMENT:** Concern about affordable housing, availability of housing for local people and the effect of second homes on housing stock and prices was raised by a number of local residents, and referred to by other consultees. The affordability gap between incomes and property prices can be extreme, particularly in villages such as Broadway. This not only makes it difficult for local people to rent or buy (particularly first-time buyers and younger families), it can push people out of places they have grown up in to find more affordable areas or result in people spending a large proportion of their income on accommodation.

**RESPONSE:** Affordable housing is defined in the NPPF as *“housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is essential for local workers)”*. Examples might be:- Affordable housing for rent (eg at least 20% below market rents): Discounted market sales (eg at least 20% below market value): First Homes (under current government consideration, (with a possible discount of at least 30% on new home prices): Shared ownership (part rent, part purchase): Rent to Buy (homes let at or below 80% of the market rate for certain period, during which the tenant would have the option to buy fully or partially).

The need for affordable homes for Broadway people and the need for starter homes and 2/3 bedroom homes for younger families is supported by the Housing Needs Assessment 2017, and is included within policy HD.4. The Broadway Parish Council is discussing with Wychavon District Council the deliverability and delivery of the optimum level of Affordable Housing on sites at Station Road and Kennel Lane. The Memorandum of Understanding between Broadway Parish Council and Wychavon District Council has allocated the Kennel Lane site for approximately 25 dwellings (phase 1 – 17 dwellings comprising 12 affordable and 5 market houses.) Affordable homes have been included in the Design Brief (Master Plan) for the SWDP allocated site on Station Road. The figure of 40% affordable homes recognizes the preference for social rent levels and accords with SWDP 15 and NPPF 5.

## **8. Comments from and Responses to Wychavon Consultees, Broadway Consultees and Broadway Residents**

Comments following the Consultation were received by the Parish Office. They were then assembled into templates, which give the source, a summary of the comments and a summary of the Steering Group's response. These templates are shown in appendices 18 and 20 with a summary of residents' responses in appendix 19.

## 9. Examination Preliminary Finding

Two notes that were received by Wychavon District Council and Broadway Parish Council from Edward Cousins (the independent examiner tasked with considering the Broadway Neighbourhood Plan). The first note was received on 22 October 2021 and the second on 15 November 2021. These can be found in the appendix. Below is the Broadway NDP Steering Group's response to the 15 November note, point 4.

### 9.1 Broadway's Response to the 15 November 2021 Note, Point 4

#### Background

On 15 November 2021, Wychavon District Council and Broadway Parish Council received a note from Edward Cousins, the independent examiner tasked with considering the Broadway Neighbourhood Plan.

Point 4 of Mr Cousins' Note states:

*"The reference documents included within the Broadway Neighbourhood Plan do not provide me with insight into how the sites evaluation and assessment process was completed, nor provide me with a clear and logical narrative as to how and why the identified site has been included for the particular mix of development proposed."*

This document seeks to provide the necessary assurance that a robust site evaluation and assessment process was undertaken and give the reasons why the Kennel Lane site has been included for the mix of development.

#### Site Evaluation and Assessment Process

Potential sites for development in and around Broadway were identified in Wychavon District Council's comprehensive Strategic Housing and Employment Land Availability Assessment (SHELAA) in 2018. This relevant and robust piece of evidence was deemed sufficient to form the basis of site selection criteria for the Neighbourhood Plan. Additional work to identify potential sites, such as a local 'call for sites' exercise, was not deemed unnecessary, as it would be time consuming, costly and most of all would simply duplicate the up-to-date evidence already obtained. There is also no regulatory requirement to undertake a separate local call for sites exercise.

As part of the Strategic Environmental Assessment (SEA) an 'Assessment of Reasonable Alternatives' was carried out by Lepus Consulting in close consultation with the Qualifying Body, who assisted Lepus during this process. The SHELAA and the Reasonable Alternatives Assessment formed the evidence base for the site selection process.

The SHELAA covered a total of 22 sites. 18 of these sites were 'ruled out' by Wychavon District Council for legitimate planning reasons but nevertheless these were still considered by the Qualifying Body.

Based on evidence contained within the SHELAA and using local knowledge, the Qualifying Body concluded that only one site (Kennel Lane 0472) offered the potential for development that would benefit the village and have minimal environmental effects on the AONB (a significant constraint affecting the village).

The Kennel Lane site (Policy HD.4 in the emerging Neighbourhood Plan) had the distinct advantage of providing an opportunity for mixed use development including employment and retail on brownfield land (seen as a priority by the government), inclusion of green space, and would, unlike many of the other sites being promoted, prevent ribbon development beyond the physical confines of the village on greenfield sites.

The Reasonable Alternatives Assessment also evaluated the existing allocation (SWDP 59/19 - Station Road) already selected by Wychavon for development for potential increase in development capacity.

Both SWDP 59/19 and HD.4 were selected as preferred options in the response to the Reasonable Alternatives Assessment.

Broadway has been in continual dialogue with Wychavon District Council about the suitability and deliverability of development of the selected sites and is currently engaged with Wychavon's Urban Design Team in drawing up plans to maximise the benefits of these sites to the Village community.

### **Kennel Lane Site Allocation**

The Kennel Lane site was selected for inclusion as a mixed use development opportunity in the Neighbourhood Plan for the following reasons:

- a) It is predominantly within the existing defined Development Boundary for the village and within its physical confines. Development on this site would avoid unnecessary creep into the open countryside;
- b) It would assist in meeting the housing needs identified within the Neighbourhood Plan surveys (see Consultation Statement appendices: Mood Card Survey, Village Survey, Housing Needs Survey);
- c) It is located in the heart of the village and is the most accessible and therefore sustainable site available for selection. The site is seen as a natural expansion of the High Street for suitable retail and employment uses;
- d) A considerable part of the site is classed as brownfield land and is unsightly, underused or disused. Allocation of the site was seen as a priority for redevelopment in order to improve its character and appearance and that of its heritage surroundings by creating a high quality sensitive development.

- e) Development of the site has been approved in a letter of intent by the relevant landowners and is considered to be viable and deliverable".
- f) Surveys carried out as part of the Neighbourhood Plan process have emphasised the need for smaller, affordable homes in the village, particularly for younger families. The proposed development of this site would help provide suitable and accessible accommodation for this demographic. A preference has also been expressed for smaller scale developments eg. "housing in clusters of 10". The nature of this site would facilitate this.
- g) Wychavon District Council supports the allocation of the site for mixed use redevelopment;
- h) Part of the site contains occupied business premises. The Business Survey made clear the importance of protecting existing employment sites within the village and creating new employment opportunities in suitable locations. The proposed mixed use development of the site would achieve this objective;
- i) In accordance with the emerging Development Brief, redevelopment of the site would be carried out in such a way that views and access to the AONB would not be affected and there would be no adverse effect on Broadway's heritage assets including the conservation area and nearby listed buildings.

## **10. Guide to finding NDP documents on the Broadway Parish Council website**

ENTER <https://www.broadwayparishcouncil.org> into search engine, e.g. Google

In the green header bar click on NEIGHBOURHOOD PLAN

Under heading STEERING GROUP you will find the names of the members of the steering group and the minutes of meetings held.

SURVEYS AND ASSESSMENTS contains a number of survey results and assessments of various areas covered by the neighbourhood plan as well as documents produced by Wychavon District Council.

PREVIOUS CONSULTATION contains details of 30 areas covered.

Other headings relate to information for residents and interested parties.

## 11. APPENDICES: Background Documents used in the Consultation

**NOTE:** All the items listed below can be found within this document with the exception of items 1, 2, 4, 5, 5a, 6, 8, and 12 which can be found on the Broadway Parish Council website (<https://www.broadwayparishcouncil.org>). Items 22 and 23 can be found at the Broadway Parish Council Office. Item 23 is also available on the Wychavon website: (<https://www.wychavon.gov.uk/planning/planning-policy/neighbourhood-planning/broadway-neighbourhood-plan>).

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### ITEM

1. Parish Plan 2006 ( <a href="https://www.broadwayparishcouncil.org">https://www.broadwayparishcouncil.org</a> )	30
2. Village Design Statement 2020 ( <a href="https://www.broadwayparishcouncil.org">https://www.broadwayparishcouncil.org</a> )	32
3. Mood Card Survey – example and results	34
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4a. Village Survey – analysis of NP Survey open-ended replies 2017	39
5. Housing Needs Survey - example and results ( <a href="https://www.broadwayparishcouncil.org">https://www.broadwayparishcouncil.org</a> )	49
5a. Housing Needs Survey – analysis of results ( <a href="https://www.broadwayparishcouncil.org">https://www.broadwayparishcouncil.org</a> )	50
6. Business Survey Results ( <a href="https://www.broadwayparishcouncil.org">https://www.broadwayparishcouncil.org</a> )	51
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7. Letter to LGS landowners	70
8. NDP Steering Group minutes ( <a href="https://www.broadwayparishcouncil.org">https://www.broadwayparishcouncil.org</a> )	73
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12. Pre-Submission NDP 2020 ( <a href="https://www.broadwayparishcouncil.org">https://www.broadwayparishcouncil.org</a> )	96
13. Publicity material for Pre-Submission consultation and comment form	98
14. Statutory newspaper notice of Pre-Submission consultation	101
15. Template letters to consultees/residents regarding Pre-Submission consultation	103
16. List of bodies consulted (Wychavon consultees)	106
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18. NDP 2021 Table - Comments and Responses (Wychavon and Broadway Consultees: Landowners, Developers and Other Bodies)	111
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21. National Documents used in the NDP	164
22. All comments in full (available as paper copies at the Broadway Parish Council office): Wychavon and Broadway Consultees, Landowners, Developers and Other Bodies, Residents	168
23. Strategic Environmental Assessment of the Broadway Neighbourhood Development Plan. Vol 1 – Environmental Report, Vol 2 – Appendices (available at the Broadway Parish Council office and on the Wychavon website <a href="https://www.wychavon.gov.uk/planning/planning-policy/neighbourhood-planning/broadwayneighbourhood-plan">www.wychavon.gov.uk/planning/planning-policy/neighbourhood-planning/broadwayneighbourhood-plan</a> )	169
24. Integration of the NDP with the Broadway Parish Council	170
25. Examination preliminary finding note dated: 22 October 2021	171
26. Examination preliminary finding note dated: 15 November 2021	173



## **GUIDE TO FINDING NDP DOCUMENTS ON BROADWAY PARISH COUNCIL WEBSITE**

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In the green header bar click on NEIGHBOURHOOD PLAN

Under heading STEERING GROUP you will find the names of the members of the steering group and the minutes of meetings held.

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PREVIOUS CONSULTATION contains details of 30 areas covered.

Other headings relate to information for residents and interested parties.

2005-2006

# Broadway Parish Plan

B  
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W  
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Y

Produced and edited by  
the Volunteer Organisers of the  
2005-6 Broadway Parish Plan  
based upon feedback  
from the community

## **Broadway Parish Plan 2005 – 2006**

Link – [Broadwayparishcouncil.org](http://Broadwayparishcouncil.org)

(useful links)

(Broadway Parish Plan)

# **Broadway Village Design Statement 2020**

## **1. Background**

- 1.1 Introduction
- 1.2 Planning Context

## **2. The Village Environment**

- 2.1 Landscape
- 2.2 History and Pattern of Development

## **3. Character of the Village**

- 3.1 Settlement Pattern Overview
- 3.2 Likes and Dislikes

## **4. Broadway's Buildings**

- 4.1 Traditional Built Form
- 4.2 Traditional Materials

## **5. The Wider Environment**

- 5.1 Open Spaces
- 5.2 Landscape and Access
- 5.3 Highways
- 5.4 Services

## **6. Designing for the Future**

- 6.1 Guidelines for the Conservation Areas
- 6.2 General Guidelines for All Development
- 6.3 Guidelines for New Building
- 6.4 Guidelines for Alterations and Extensions
- 6.5 Guidelines for External Works and Private Open Spaces

## **7. Looking to the Future**

- 7.1 Improving Village Life
- 7.2 Energy
- 7.3 Waste Disposal
- 7.4 Major Developments

## **Village Design Statement**

Document part of Broadway Neighbourhood Development Plan

Link

[www.Broadwayparishcouncil.org](http://www.Broadwayparishcouncil.org)

↓  
neighbourhood plan consultation

↓  
neighbourhood plan pre-submission version

## **Mood Card Survey**

Mood Card Survey analysis of feed-back



# Broadway Neighbourhood Development Plan

## Your first thoughts

### 1. Do you

☐ Live in Broadway

Post Code \_\_\_\_\_

☐ Work in Broadway

☐ Neither

### 2. Are you

☐ Studying

☐ Employed

☐ Retired

☐ Not working

### 3. Are you

☐ Under 18 (please state)

☐ 19-30

☐ 31-45

☐ 46-60

☐ 61-75

☐ 75+

**What makes Broadway special to you?**

**What would you like the village to be like in 15 years?**

**What concerns you most about Broadway?**

Tell us what you think. Please return to Parish Office, 5 Russell Square High Street, Broadway WR12 7AP

or Broadway Library, Leamington Road, WR12 7DZ

Keep in touch go on line [www.broadwayNDP.co.uk](http://www.broadwayNDP.co.uk)

General information: <https://www.gov.uk/guidance/neighbourhood-planning>

## Mood card survey

80 cards were handed in. (4 additional cards received after the survey was closed)

**Do you live in B'way?** All said YES

**Do you work in B'way?** 16 YES (the "neither" question was misunderstood, probably interpreted as NO to question do you work? when they had ticked YES to living in B'way)

**No 2 Employment status:**

studying	0
employed	22
retired	54
not working	3
no reply	2

**Age profile of respondents**

under 18	0
19-30	1
31-45	1
46-60	17
61-75	42
75+	22

NB. some respondents ticked more than one box, presumably to represent a spouse or other household member

### What makes Broadway special?

The most frequently commented on areas were:

Beauty of village and countryside	
Amenities and facilities (pubs, surgery, post office, shops and access to countryside)	
Built environment	
Its setting within countryside	
The fact it's a village with community spirit	
Friendly people	these areas were mentioned by 25-35 respondents

Other areas mentioned were:

Green spaces, sense of belonging, Broadway's history, peacefulness and cleanliness. Social mix and tourism were commented on positively as were its manageable size and community spirit.



## **What would you like the village to be like in 15 years?**

My favourite comment: "Like it was 15 years ago!"

50 respondents said little or no change. Many said it should remain a village. Over 20 said overdevelopment should be avoided, and several wanted the centre to be protected from development. Protection of green spaces and green fields near village was mentioned a number of times. At least ten people wanted more affordable housing for young people. Parking should be made easier according to 10 people. Several mentions of the need for a bigger surgery, more school places, more employment opportunities and even a business park. Traffic bothered several and traffic restrictions in the High Street (or even no traffic) are requested by a few, as well as speed limits, no HGVs and better public transport.

Items on individuals' wishlists:

More trees, fewer benches; avoid commercialisation, chain stores and eateries/cafés such as Starbucks or Wetherspoons; no second homes, a police station, no supermarkets, pavement repairs, a Chinese restaurant, tennis courts and other sports facilities, more village events, more cemetery space and more renewable energy. There was a plea for less verge mowing and generally to enhance natural environment.

## **What concerns you most about Broadway?**

37 respondents expressed concern over further large scale development and the attendant effect on infrastructure (surgery and schools often mentioned) and the perceived increase in second homes also a worry. There is a prevalent fear of Broadway's character suffering from rapid expansion and a concern that the housing is up-market with a negative effect on the social mix of the village, with the young being priced out of the housing market. Several mention that incomers tend to be retirees, again skewing the mix of inhabitants. More affordable housing for local young people is wanted by several. Generally, several comments focus on the loss of Broadway's village feel through development and expansion of housing. Another frequently expressed concern is that lack of cheap or free parking is putting pressure on residential streets from workers parking in them during the day.

Other concerns mentioned by only a few: flooding, lack of investment in employment opportunities such as craft industries, traffic ( esp. HGVs), loss of history of village, public transport becoming worse, water/sewerage, empty shops, excessive signage, no village pond, the Hunt, outsiders moving into Broadway, lack of a bank and the move of the Post Office, social division, too few eating establishments for locals and tourists.

## **VILLAGE SURVEY**

Residents' Survey Results - link:- [Broadwayparishcouncil.org](http://Broadwayparishcouncil.org)

Neighbourhood Plan

Surveys and assessments

Broadway Neighbourhood Plan Survey results 2017

**Survey – analysis of open questions**



# **SURVEY RESULTS**

## **2017**

# **FINAL REPORT**

**Prepared by:**  
**Stratford-on-Avon District Council**  
**Performance, Consultation & Insight Unit**  
**October 2017**

## Appendix 4a: ANALYSIS OF NP SURVEY OPEN-ENDED REPLIES 2017

**Q2 What is the main reason that brought your household to the Parish? If other please also say why in the box below**

NB some respondents give several reasons

• moved for business reason	4
• down sizing	4
• social housing offered	1
• liked house/garden/right to buy/price/liked area/ proximity to family	14
• chance to rent	1
• local origin/grew up here	8
• amenities as now older/amenities in general/village life/quiet	12
• employment/work	3
• quality of life	1
• married local partner	1
• closer to work	2
• transport links	1
• sheltered accommodation	1
• aged relative locally/inherited property	2
• bungalow	3
• weekend cottage/holiday let/investment property	4
• child with special educational needs	1
• retirement	2

**Q14 Given that Broadway Parish will have some development in the next 15 years, are there any green spaces in the Parish that should be protected? Please describe in the box below. If you are not sure of the name of the green space, give the nearest street or house name.**

**Methodology:** The responses vary greatly, from individuals nominating only one spot to those listing many, and some making general observations on what they would like to preserve. A degree of interpretation of some replies was needed, e.g. Park could refer to Leedons Park or the activity park (also children's play area, adventure park, etc). Snowhill Road and West End could have been listed under one heading, giving it a ranking of 48. Similarly, Fish Hill, Escarpment, Approach to Tower, land to south of upper High Street could be a single entity ranking 70. I listed each mention of an area or site and have ranked them in order of frequency. I would say that this does not necessarily imply that a large number of mentions of a particular site indicates that it has more merit to be preserved than one only mentioned once. There were 2 or 3 replies consisting of a reference to the map of the parish they had annotated but these were not available to me and should be added to this list when possible.

In broad terms, one could say that respondents wanted green areas within the village to be protected, as well as maintaining a green belt of separation around the core of the village from further development. There would appear to be a desire to maintain green areas along the approaches to Broadway, be that Cheltenham, Station, Leamington, Evesham or Snowhill Roads. The open areas either side of Springfield Lane, along the railway cutting, the "Lygon Field" or

Redrow application site, the fields either side of the High Street up to Fish Hill and the Tower and those to the east of Snowhill Road are highly prized for their views as well.

• activity park and its approaches.....	84
• Village green(s) .....	78
• Hunt field/Millennium Garden .....	74
• All existing green spaces should be preserved .....	58
• Milestone football pitch .....	40
• fields adjacent to Church Street/Snowhill Road .....	37
• Land/fields adjacent Springfield Lane to railway, east and west, incl. "Redrow site" ....	36
• land adjacent to/south of Station Road .....	33
• land around and approach to Tower .....	30
• remaining land adjacent to Leamington Road .....	27
• Gravel pits/wildlife preserve .....	25
• Land north of upper High Street, including between Sandcroft Ave and Bypass.....	22
• Land south of upper/lower High Street .....	20
• land off Back Lane (already important open space) .....	18
• Cotswold Way/other rights of way/footpaths.....	12
• Fish Hill/escarpment.....	12
• West End.....	11
• High Street to be left as is .....	11
• cricket pitch.....	10
• Rear of Kennels.....	10
• land between Broadway and Willersey.....	7
• all approach roads to Broadway/ retain green separation from by-pass .....	5
• to west of Station .....	5
• field opposite Cheltenham/Station Road T junction, below Luggers Hill "Nutwalk".....	4
• Station Road verges .....	4
• Churchyard/cemeteries .....	4
• ANOB.....	4
• Land opposite Austin House, Church Street.....	3
• land adjacent to Cheltenham Road .....	3
• all green space within Conservation Area.....	3
• open field adjacent railway station/Evesham Road .....	3
• Lifford Gardens area .....	3
• Sheldon Ave green spaces .....	3
• land at top of High Street .....	3
• Land near Vets' Surgery .....	2
• Agricultural land in general .....	2
• Bowling green .....	2
• green area behind Broadway Park.....	2
• Middle Hill (?within parish) .....	2
• nature reserve Morris Road/Mills Close .....	2
• fields north of by-pass (within parish) .....	2
• land adjacent to streams in general .....	2
• Land either side of railway cutting .....	1
• green spaces in the Avenues .....	1
• all green spaces within 2 miles of High Street .....	1
• Lygon gardens behind Gordon Close .....	1
• Land near Lygon Helipad .....	1
• land behind St Mary's.....	1
• Youth Centre .....	1
• land north of by-pass .....	1
• fields along Church St .....	1
• Back Lane .....	1
• Averill Place .....	1
• China Square.....	1
• any green space vulnerable to infill building .....	1
• all green spaces within 1 mile of High Street, excluding upper High Street .....	1
• Bibsworth Farm .....	1

• green on Church Street .....	1
• school fields .....	1
• Fields near Foster Drive .....	1

**Q15** Given that Broadway Parish will have some development in the next 15 years, please list below any views or vistas, including those into Broadway from without, within Broadway and out of Broadway into the surrounding areas? If you are not sure how to identify the view, please give the nearest street or house name, or indicate them on the map below.

**Methodology** In this section there were many comments not relevant to the question or general observations on allowing development. Several references to Pam's Piece off Snowhill Road being sold for development.

Some descriptions required interpretation, some were vague and others very specific. I felt it appropriate to lump together, say, views of the Tower, the escarpment, Middle Hill and towards Snowhill as many referred to the unspoilt views across fields to the south of the High Street. In a number of cases there was only a site name, with no indication as to whether they meant a view from or of this site; I made a judgement where I felt it was possible to do so.

There were 11 references to maps showing views not available to me.

16 replies were to retain all vistas.

Not surprisingly, views of, and from, Broadway Tower featured strongly. There were as significant number of pleas to maintain the open views still available on all approach roads to the village.

see map **11**  
all vistas **16**

of Tower/Approach to Tower/Fish Hill/Middle Hill/Snowhill..	83
from Snowhill Road/West End/Bury End.....	48
from Tower/Fish Hill/Snowhill to Broadway.....	47
from Station Road .....	33
from Leamington Road/Road from Willersey.....	21
from High Street .....	18
from Cotswold Way .....	16
to hills (both escarpment and/or Buckland Wood .....	15
from activity park .....	15
of upper High Street .....	14
from Hunt field.....	13
from Cheltenham Road both east and west .....	11
from green up village .....	9
from Evesham Road.....	9
of High Street.....	8
from Springfield Lane .....	8
from village green.....	8
of Malverns/Dumbleton Hill/Bredon Hill .....	7
from bypass .....	5
from Church Street.....	4
from rear of Sandscroft Ave.....	4

from Buncher's Brook .....	3
From Buckland Wood .....	3
from by-pass .....	3
of Willersey/Saintbury .....	2
from railway .....	2
from Back Lane and footpath to Morris road .....	3
nature reserve .....	2
from Childswickham Road .....	2
from Willersey .....	2
towards Springfield Lane from Sands .....	1
from end of Gordon Close .....	1
from Dover's Hill .....	1

#### Q16a Should more trees be planted? Where?

**Comment:** there is a clear wish to see more trees in new developments as well as to screen them, which probably explains why Leamington Road gets many mentions. Station Road may have been nominated in hope of limiting development or screening future development. Many would like more trees along High Street and around the Play park. Several mentions of lining other approach roads. Difficult to ascribe importance of the many replies of "anywhere possible".

Anywhere suitable/possible	48	
In new developments/future developments	43	(and also to screen them)
Leamington Road	31	
Station Road	27	(to match original trees 1/ to create avenue 3)
High Street/upper High Street	26	
Activity Park (in and around)	19	
To replace diseased/felled trees	19	
Cheltenham Road	10	
Green spaces in general	8	
Evesham Road	6	
Along by-pass	6	
Childswickham Road	5	
Replant orchards	4	
Along roads generally	4	
Where development might occur	3	
Create new woodlands	3	
Gravel pit nature reserve	3	
Village Green	3	
Snowhill Road	2	
Colin Lane	2	
Back Lane	2	
Not along roads	2	
Where trees lost to development	2	
Farmland	2	
Behind Gordon Close	1	
Sands Estate	1	
Any fields near Broadway	1	
Away from houses	1	
In housing estates	1	
Football pitch	1	
Field by Station Road	1	
Escarpment	1	

Bredon Court	1
Along railway from Station to C'wickh Rd	1
Marked on map	1
Leedons Park	1
Outskirts of village	1
renew old woodland	1
Hunt Field	1
Near affordable housing	1
not in village	1
Screen flood prevention scheme	1
tree lined streets	1

**Q20a What priorities should the Neighbourhood Plan have in protecting the natural environment? If other, please specify**

Reduce use of chemicals in farmland	2
Maintain rural character	2
Maintain hedgerows	1
Preserve green spaces at edge of village	1
Preserve green spaces in village	1
Maintain trees within village better	1
Stop parking on verges and roads	1
Preserve wildlife habitats/field margins	1
Protect play park area	1
Introduce wild flora to grass verges	1

**Q21a What priorities should the Neighbourhood Plan have in protecting the quality of the existing built environment? If other, please specify**

see the 5 replies

**Q22a Should the Neighbourhood Plan aim to protect and enhance the quality of any new buildings by promoting the following? If other, please specify**

see the 8 replies

**Q23 Broadway is famed as a Cotswold village, known for its attractive appearance and well- preserved heritage. What do you think could enhance this?**

**Comment:** the main issues were about limiting development, leave well alone, signage, traffic and parking issues. There were quite a few request for floral decoration and improving the appearance of the approaches to village, although much has already been done. These issues are also represented in the next question, Nr 24.

Limit development	52
Leave well alone! <b>Status quo</b>	42



Less <b>signage/no A boards</b> /clothes racks	31	consolidate signage/unified look
Better/more <b>parking</b>	28	incl. dedicated resident/workers' parking, at station
More parking enforcement	15	
Improve standards of maintenance	13	(including façades/greens, roads, pavements)
Better standards for new builds	13	
Limit <b>traffic</b> thru' village/enforce speed limit	9	
Restrict coaches from running engines when parked, not using coach bays	3	
Restrict/reduce traffic , calming measures	13	
Restrict heavy lorries	8	
Cycle ways	3	
Restrict by pass traffic/noise/speed	3	
Fewer eateries/pavement cafés	1	
More " " "	1	
Only have small scale developments	5	(5 or 10 units)
Centre at edge of village with parking	1	
Enforce ANOB	1	
low density housing	1	
Limit new builds on approach roads	1	
Restrict development to outside village	1	
Build low cost/affordable housing	4	
no litter	1	
History tours	2	
Winter initiatives	1	
Offers/parking for locals	1	
Mix of shops	1	
fewer tables and chairs on pavements	1	
More outdoor eating/drinking areas	1	
No traffic wardens	1	
Restrict parking outside Russell's/on pavements	4	
Less High St parking	6	
keep parking as is now	1	
Not parking on pavements/verges	4	
Lower business rates	2	
Higher rates to pay for visitor amenities	1	
Planting wild flowers in verges/trees	1	
Traffic free High St at weekends/all week	3	
Pedestrianise High street	5	

Better/more frequent litter bin collections	1	
High St more commerce less residential	1	
Water feature on green	1	
Modern safe pavements (gravels)	12	
Cobbled pavements	1	
Less street furniture/yellow lines	2	
More use of village green/activities/events		
with notice board for events	10	
less use of green	1	
Less <b>dog</b> fouling/more signs	8	
Maintaining front gardens	3	
Hanging baskets on lamp posts/flowers	19	also village approaches
Tree planting and maintenance	6	
better street lamps	1	
Public transport link from village to station parking area	1	
Children's activities	2	
Different type of gift shops/more variety of shops/fewer chain shops/for locals/mix/fewer charity/		
more local artisan produce	10	
Remove CCTV lamp posts	1	
Dark skies/limit street lighting	2	
Online publicity for events	1	
Conservation of historical appearance	28	
Replace slate roofs with stone	2	
More listed Signage re history of Broadway/		
village museum	4	
buildings/blue plaques	2	
Signposted walks/guide to village	2	
space for music and theatre shows	1	
weekly farmers' market	1	
Retain services: post/bank/Surgery	4	
More benches	5	
Encourage filming/TV	1	
Discourage retirees moving in	1	
Fewer tourists and coaches	2	
Full use of commercial properties	1	
Leave Xmas lights in trees	1	
Move Broadway into Glos with boundary change	1	
Model Village	1	
Improve appearance of approach roundabouts	3	
stop motorcycle parking around war memorial	1	
Plant hedges to screen new housing	2	
smarten up Kennel Lane	1	
Leisure Centre and pool/improve sports amenities	2	
Village pond	1	
Ecological management of environment	1	
Encourage business with good Wifi etc	3	
Maintain distinction/separation from		

neighbouring villages	2
Better public transport	2
Keep Library	1

## Q24 What ONE THING do you think would detract from Broadway's visual appeal?

**Comment:** the bulk of comments in this section could be summarised under the headings of overdevelopment, inappropriate development, inappropriate design and building materials, no large estates and no high buildings. There is concern about loss of green space and conservation areas, as well as detriment to the approaches to village by development and loss of separation from neighbouring villages. Traffic issues also feature strongly particularly parking, both availability and inappropriate parking. Signage was often commented on along with dislike of merchandise on pavements. There was a suggestion that instead of many individual boards and uniform style of boards signposting shops would be visually better.

### Built environment

Modern/unsympathetic buildings,		
inappropriate building materials/methods	62	e.g. red brick, wrong roofing materials
Large housing estate/executive style	60	esp. in Station Road, between village & bypass
Overdevelopment	58	
Blocks of flats/houses over 2/3 storeys	27	
Building over green spaces/fields	24	
Loss of Cotswold character	18	
Business park (on outskirts)	6	
development on approaches to village		
loss of separation from Willersey, etc	6	
High density housing	3	
Excessive infilling development	2	
New estates to have hedges not fences	1	

### Traffic issues

Lack of car parking/expensive	43
Too much parking in High St/village	
centre/on gravels/ bad parking	30
Large traffic volumes	11
Coach parking in village	6
Lorry traffic	3
Lack of parking	3
Traffic Wardens	
Parking in front gardens	1

### Signage and Pavement Clutter

Excessive/garish/illuminated signage	
and A boards, pavement clutter, e.g.	
clothes rails	42

Non-uniform advertising boards	1
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### Other

Empty/inappropriate shops/for sale	14
Loss of view of Tower to large trees	12
National chain shops/restaurants	8
Dog fouling	5
Fast food outlets	5
Litter	5
Loss of conservation area	4
Supermarket	4
More touristic activity	2
Circus/fair on Green	1
Footpath signage	1
Lack of signage	1
Anything extra in High Street	1
Major changes (Roads/Buildings)	1
Overpriced restaurants	1
Ice cream vendors	1
Tables&chairs on pavements	1
Poorly maintained properties	1
Fly posting	1
Ferris wheel	1
Wind generators/windmills	3
Loss of views	1
The Hunt	1
Unkempt approached to village	3
More trees	1
Loss of trees	1
Poor lighting	1
Modern street lights	1
Poor maintenance of frontages, etc	1
Loss of village green for car park	1
More retirement homes	1
More tea rooms	1
loss of green spaces	1

## **Housing Needs Survey**

Results link:- [broadwayparishcouncil.org](http://broadwayparishcouncil.org)  
(Neighbourhood Plan – Surveys and Assessments)

**Appendix 5a: Housing Needs Survey - analysis of results** can be found on the Broadway Parish Council Website (<https://www.broadwayparishcouncil.org>)

# Broadway Parish Housing Needs Survey

## Analysis of Results

November 2017

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## **Business Survey**

Results      [broadwayparishcouncil.org](http://broadwayparishcouncil.org)

Neighbourhood Plan – surveys and assessments

## Appendix 6

# Broadway Neighbourhood Plan

## Business Survey 2018 Results

### 1. Introduction

During the creation of the Broadway Neighbourhood Plan, it is important that the views of businesses within the area are given thorough consideration. Businesses were told what the Plan will look to achieve. A questionnaire was designed to capture these views, which will help shape the policies of the Neighbourhood Development Plan.

### 2. Methodology

In early March all known businesses in Broadway received a Business Survey questionnaire with a covering letter and a FREEPOST envelope for the return of it to Stratford-on-Avon District Council, with a deadline of March 31<sup>st</sup> 2018. To maximise response rates, this deadline was extended until April 16<sup>th</sup>. Stratford District Council was used as they undertake this kind of work for parishes outside of their district and they were the independent body to process and analyse the questionnaires.

74% Businesses were given a questionnaire and 42 responses were received in the timeframe allowed.

### 3. Summary of Results

- 22 respondents were from retail businesses and 20 from non-retail.
- 10 businesses had one or two employees, 15 had 3 to 5 employees and 9 had 21 or more.
- 16 businesses were shops.
- 79% of the sample had one premises in the Parish.
- 63% of the sample had been in business in Broadway for more than 10 years.
- 95% of businesses were independently owned.
- 81% of businesses felt there was more need for car parks for staff and 69% of car parks for visitors. A third felt the need for more on-street parking.
- 71% said it was very important to their business that Broadway is an attractive visitor destination.
- 21% of businesses felt more restaurants were needed, although 35% felt there was less need for cafes/tea shops.
- 81% felt that Broadway's picturesque appearance is very important to their business or the wider business community.



- 86% of businesses supported Conservation Area policies to maintain the appearance of the village through compliant signage and 43% felt there should be in a reduction in the number of A boards.
- Asked how important the opening of GWSR's Broadway Train Station was to their business, 22% said it was very important and 44% quite important. 34% said it was not important.
- 44% felt it was not important for their business to have a shuttle service between the station and village centre.
- Asked to rate various services/utilities/bodies in relation to their business; electricity supply, water supply, Wychavon District Council and the waste collection service were the highest rated. 98% gave banking services a poor rating, 61% cash machines and 49% rated the mobile signal as poor.
- 5 businesses felt there were planning constraints or barriers, either locally or nationally, that will or may prevent their business from developing during the next 10 years.

# Appendix 6a: Business Survey -

3 of 16

## 4.0 Results in Details

<b>Q1</b>	<b>What type of business do you have?</b>			
	22 (52%)	Retail	20 (48%)	Non-Retail

<b>Q2</b>	<b>Please indicate the type of business that best describes what you do? (If you trade in more than one category, please select the one that best describes your business)</b>			
	2 (5%)	Cafe/tea shop	0 (0%)	Estate agency
	2 (5%)	Gallery	1 (2%)	Farming or market gardening
	3 (7%)	Guest house	0 (0%)	IT sector
	2 (5%)	Hairdresser or beautician	0 (0%)	Manufacturer
	3 (7%)	Hotel	2 (5%)	Medical or health services
	1 (2%)	Public house	2 (5%)	Property ownership or rental
	2 (5%)	Restaurant	5 (12%)	Professional services
	16 (38%)	Shop	0 (0%)	Scientific or technical services
	1 (2%)	Grocery shop	0 (0%)	Transport or storage
	0 (0%)	Building supplies	0 (0%)	Vehicle repair
	1 (2%)	Construction sector, including property maintenance	0 (0%)	Wholesale supplier
	0 (0%)	Education sector	9 (21%)	Other
	If other, please describe the type of business			
	9 responses in Appendix			

<b>Q3</b>	<b>Including working proprietors, how many people are employed by the business in Broadway Parish?</b>							
	4 (10%)	Just 1	15 (36%)	3-5	2 (5%)	11-20	1 (2%)	More than 50
	6 (14%)	2	6 (14%)	6-10	8 (19%)	21-50		

<b>Q4</b>	<b>How many premises do you occupy in Broadway Parish?</b>									
	33 (79%)	1	1 (2%)	2	7 (17%)	3	0 (0%)	4	1 (2%)	5 or more

<b>Q5</b>	<b>How long has your business operated in Broadway?</b>				
	0 (0%)	Less than 1 year	11 (27%)	4 - 10 years	
	4 (10%)	1 - 3 years	26 (63%)	More than 10 years	

<b>Q6</b>	<b>Please indicate how your business is owned?</b>					
	39 (95%)	Independently owned	1 (2%)	Part of a regional chain	1 (2%)	Part of a national chain

<b>Q7</b>	<b>Please indicate in the boxes below how many of your employees live where. Approximate numbers will suffice.</b>	
	Within Broadway	217 average per business: 5.9
	1 -6 miles from Broadway	179 average per business: 4.8
	More than 6 miles from Broadway	130 average per business: 3.6

<b>Q8</b>	<b>Approximately, how many of your staff uses public transport to come to work?</b>
	38 businesses responded of which 34 were 0, 2 replied 1, 1 replied 2 and 1 replied 5

<b>Q9</b>	<b>Where do staff who travel to work in their own vehicles park? Please indicate your numbers approximately.</b>	
	16 businesses replied	
	On your premises	average per business: 1.1
	In a public car park	average per business: 0.3
	In a privately rented car park	average per business: 1.0
	Elsewhere	average per business: 1.4

<b>Q10</b>	<b>What is your opinion of the parking facilities in Broadway? (Please tick one box per row)</b>			
		More needed	About right	Less needed
	Car parks for staff	29 (81%)	7 (19%)	0 (0%)
	Car parks for visitors	27 (69%)	12 (31%)	0 (0%)
	On-street parking	12 (32%)	25 (66%)	1 (3%)
	Parking for coaches	8 (22%)	27 (75%)	1 (3%)
	Drop-off spaces for coaches	9 (25%)	25 (69%)	2 (6%)
	On-street parking for delivery vehicles	9 (26%)	26 (74%)	0 (0%)

<b>Q11</b>	<b>What makes Broadway special for you in terms of business? Please describe.</b>
	36 responses in Appendix

<b>Q12</b>	<b>How important is it to your business that Broadway is an attractive visitor destination?</b>					
	29 (71%)	Very important	6 (15%)	Quite important	6 (15%)	Not important

<b>Q13</b>	<b>How do you view the mix of businesses that we currently have in Broadway? (Please tick one box per row)</b>			
		More needed	About right	Less needed
	Shops and galleries	7 (18%)	31 (78%)	2 (5%)
	Cafes/tea shops	1 (3%)	25 (63%)	14 (35%)
	Restaurants	8 (21%)	31 (79%)	0 (0%)
	Hairdressers and beauticians	1 (3%)	34 (87%)	4 (10%)
	Museums	7 (18%)	30 (79%)	1 (3%)
	Please indicate the types of business which you feel we need more of below.			
	19 responses in Appendix			

<b>Q14</b>	<b>Is there any type of new development that would benefit or adversely affect your own business or the wider business community of Broadway? (e.g. industrial use, a business park, a supermarket away from the village centre.)</b>	
	Developments with beneficial effect	27 responses in Appendix
	Developments with adverse effect	23 responses in Appendix
	Please make any comments about the above beneficial and adverse effects here.	
	12 responses in Appendix	

<b>Q15</b>	<b>To what extent is Broadway's picturesque appearance important to your business or the wider business community?</b>					
	34 (81%)	Very important	6 (14%)	Quite important	2 (5%)	Not important

<b>Q16</b>	<b>Much of Broadway is a Conservation Area. Do you support Conservation Area policies to maintain the appearance of the village in respect of the following... (Please tick one box per row)</b>			
		Yes	No	No opinion
	Compliant signage	36 (86%)	3 (7%)	3 (7%)
	Reduction in number of A boards	17 (43%)	13 (33%)	10 (25%)
	Please add a comment if you wish here			
	16 responses in Appendix			

<b>Q17</b>	<b>Please state what else about Broadway is important to your business?</b>
	20 responses in Appendix

<b>Q18</b>	<b>How important is the opening of GWSR's Broadway Train Station to your business?</b>					
	9 (22%)	Very important	18 (44%)	Quite important	14 (34%)	Not important

<b>Q19</b>	<b>How important is it to your business that there is a shuttle service between the station and the village centre?</b>					
	11 (27%)	Very important	12 (29%)	Quite important	18 (44%)	Not important

<b>Q20</b>	<b>How do you rate the following services/utilities/bodies in relation to your business? (Please tick one box per row)</b>				
		Good	Average	Poor	No opinion
	Wychavon District Council	24 (59%)	10 (24%)	5 (12%)	2 (5%)
	Broadway Parish Council	19 (46%)	11 (27%)	3 (7%)	8 (20%)
	Electricity supply	25 (61%)	15 (37%)	0 (0%)	1 (2%)
	Water supply	25 (61%)	14 (34%)	1 (2%)	1 (2%)
	Drainage	21 (51%)	9 (22%)	8 (20%)	3 (7%)
	Landline telephone service	20 (50%)	18 (45%)	2 (5%)	0 (0%)
	Broadband	11 (27%)	17 (41%)	12 (29%)	1 (2%)
	Mobile phone signal	4 (10%)	16 (39%)	20 (49%)	1 (2%)
	Waste collection	22 (54%)	11 (27%)	4 (10%)	4 (10%)
	Litter bin collection	19 (49%)	14 (36%)	2 (5%)	4 (10%)
	Banking services	0 (0%)	1 (2%)	40 (98%)	0 (0%)
	Post Office services	11 (27%)	20 (49%)	10 (24%)	0 (0%)
	ATM (cash machines)	0 (0%)	16 (39%)	25 (61%)	0 (0%)
	Broadway Business Association	17 (43%)	8 (20%)	5 (13%)	10 (25%)
	Tourist Information Centre	15 (37%)	15 (37%)	1 (2%)	10 (24%)
	Local authority signage	10 (26%)	16 (42%)	3 (8%)	9 (24%)
	Please add any comments you have about any of the services listed above in the box below.				
	18 responses in Appendix				

<b>Q21</b>	<b>What areas of Business Support would you like to access to help your business grow?</b>
	21 responses in Appendix

<b>Q22</b>	<b>Are there any planning constraints or barriers either locally or nationally that will or may prevent your business from developing during the next 10 years?</b>					
	5 (13%)	Yes	19 (50%)	No	14 (37%)	No opinion
	If yes, please describe					
	5 responses in Appendix					

<b>Q23</b>	<b>What would you like Broadway to be like in 15 years? Please describe below.</b>
	34 responses in Appendix

<b>Q24</b>	<b>What concerns you most about Broadway's future? Please describe below.</b>
	31 responses in Appendix

# APPENDIX

**Q2** *Please indicate the type of business that best describes what you do? (If you trade in more than one category, please select the one that best describes your business) If other, please describe the type of business*

- Dry Cleaners
- Delicatessen/Cafe
- China, glassware and giftware retailer
- Petrol station and shop
- Family office
- Financial planning
- Fashion retail
- Veterinary practice
- Residential park and holiday homes

**Q11** *What makes Broadway special for you in terms of business? Please describe.*

- Its look (street scene). Its location
- The ethos of my business is to sell traditionally and locally artisan-made functional items that are well designed and aesthetically satisfying. This is carefully and specifically targeted at residents and visitors who appreciate Broadway for its intrinsic qualities of beauty, culture, heritage.
- Broadway is central to a large rural area. A specialist in what we do people customers and tourists find us easy to access rather than a large town like Evesham with traffic chaos. People visit us from a 50 mile radius.
- Its strong local economy and its attractiveness to visitors, parking pretty good too especially by comparison with Chipping Campden.
- Beautiful Cotswold village. Great mix of shops & tea rooms/restaurants. Lovely building/architecture.
- Quality visitor + residential
- The visual appeal & activities on The Green
- Independent businesses, small craft shops, great community
- A concentration of residents needing accountancy services
- All year high quality tourist visitors. Not too many poorer quality coach party visitors. High quality Council services in terms of streets, green areas, litter collection. Strict policing of signage, street furniture, etc.
- The architectural beauty of the village that attracts both foreign + UK visitors, who hopefully spend money in the shops while here. The range of independent shops, as opposed to chain stores.
- Attractive place for guests to visit. Good range of shops, eateries & things to do on the doorstep. Typical Cotswold village.
- Popular tourist destination because of the history, the beautiful buildings and location, the high quality shops, cafes, restaurants, galleries and museum. It has kept its character over the centuries. It is also popular with walkers from all around the world.
- Broadway is a beautiful village and is a special place to work and also for people to visit. What makes it special is the by-pass which takes through traffic away from the village centre, and a good mix of independent shops.
- Great setting and local variety in shops
- Tranquil environment, good road links. When we moved here it had banks! Post Office is useful.
- Good access for visitor, need more parking spaces looking forward to train station opening
- Location & destination
- Good local support as well as visitors. Broadway is a busy working village as well as a visitor destination. There are good amenities apart from a bank, which sorely lets businesses down!

- The traditional Cotswold architecture; excellent access to major population centres; cleanliness of the village, supportive parish and district councils; well-known village; excellent range of shops; the rural aspect of the village
- We could be located anywhere, but we choose to be where there is a bit of bustle and community.
- Location close to home. Good mix of regular residents and visitors/tourists. The business is located on a busy road with easy access - so footfall for us is reliable when the road is open of course.
- Unique location of particular beauty
- Cotswold feel, aesthetic value, small community feel
- Loyal local customers
- Pretty village, go to destination, not like a town, quaint, unique, unusual, touristy
- Visitors, cannot rely on local trade only.
- Clients
- Broadway is an attractive place to visit, with plenty of independent shops, restaurants, etc. It attracts tourists, day trippers and local people because it's not like most built-up towns in this country.
- A vibrant all year round community, with significant visitors throughout the holiday period and a beautiful location/architecture, all adds up to make Broadway a great place to trade
- Broadway is a picturesque, charismatic village. There are unique, independent businesses which makes it an ideal place to visit.
- International visitors - new railway opening! Friendly, community atmosphere.
- Its international reputation for beauty and atmosphere
- The High Street + attraction to tourism.
- Residents on the park that come to live here take a lot of business to Broadway - also people that come to live on our park love visiting Broadway.
- It's unique, and a destination for visitors.

**Q13**      ***Please indicate the types of business which you feel we need more of below.***

- Bank. Middle-priced restaurants, e.g. Italian. Antique shops.
- Small business units on outskirts of village to attract new business to area.
- Broadway is badly missing a bank and we need an ATM in the centre - also a bakery.
- Better stationery/photo copy shop.
- Good mix of independent shops
- Bookshop - Art facility sales
- More to attract a younger crowd
- Good quality wine bar opening in the evening
- Visitor attractions of high quality but with an appeal for all the family. Current museum offering not really for children. Better nursery and childcare facilities to attract younger workers with families.
- Banks, cycle hire, taxi's and buses, dentist, police station
- Independent, artisan businesses - these need more affordable rents & rates!
- None
- We could do with 1 really good attraction shop - bit like Oxford Shirt Co. in Burford with diversity. The shops apart from Landmark are quite small.
- Every day shops
- Unusual gift shops, destination shops, gift shops - more affordable!! more clothing/childrens/florists/nurseries. No more galleries!
- A resident bank
- Antiques emporium, other antique businesses, ladies clothing, artisan bakery/food.
- Evening dining
- Businesses that are not in the High Street

**Q14** *Is there any type of new development that would benefit or adversely affect your own business or the wider business community of Broadway? (e.g. industrial use, a business park, a supermarket away from the village centre.)*

***Developments with beneficial effect***

- Doctors Surgery. Parking for new train service.
- Small scale additional housing. Affordable housing to attract younger people & families. Small scale office developments. Any shops should be independents.
- Small industrial or small business units at low cost rent to encourage young people to set up their own businesses in Broadway. Offices for IT.
- Small workshop units which could provide local employment
- None
- Retail parks. Better public transport routes and more frequent bus services. Hotels and B&B's.
- Provision of more housing would lead to an increase in residents who need ? and accountancy services. Also more businesses opening would lead to an increase.
- Business park on edge of village. More quality visitor attractions with family appeal. More employment in the village for younger people. Sports facilities/gym leisure facilities.
- Small industrial units on the outskirts of the village to provide employment for local population. Sports Centre.
- A supermarket would be beneficial as guests comment that current supermarket is very expensive so many shop in Evesham for groceries. Competition would be good for the village. EV charging stations needed & cycle hire stations.
- A bank to replace the one that closed. A new doctors surgery.
- Shuttle bus to railway. Cash point in High Street (ATM)
- No particular views
- A high street bank
- New train station due to open will be fantastic for village, but we will need more public w/c + car parking
- Better public transport links. More affordable housing keeping young families here. (life blood of any place). A bank!
- Improved medical facilities. To re-open the bank. Free parking on a Sunday as in all other towns in Wychavon District Council.
- Business park
- Housing on the Glebe Land just about to be sold on the far side of the railway line.
- None
- Marks + Spencers or Waitrose. Upmarket supermarkets only, local deli's, nurseries and local produce
- Improving provision for banking
- More non-food retail and restaurants (reasons to visit the village). Better car parking provision. A business park located appropriately could benefit the village.
- Larger short stay car park
- Evening dining places
- Not really.

***Developments with adverse effect***

- Supermarket/other 'out of village' shopping. Chain stores, chain coffee shops. Industrial developments. 'Out of village' tourist attractions not in keeping with present character of village.
- Large ? supermarkets or food chains would destroy village life like other small towns and villages
- Any retail development away from the village centre would be highly undesirable
- Anything that takes business away from the village centre. 2. Too many charity shops.
- Out of village supermarket. Could affect viability of shops in walking distance. Evesham is close enough if you have a car
- None
- Restaurants
- None



- Ugly sheds/industrial units detracting from AONB. Supermarket on outskirts of village likely to harm retailers in centre of village.
- Large supermarket outside village. Charity shops (I have one next door already). Additional housing developments.
- Industrial units would have an adverse effect encouraging vans & lorries which already speed through the village
- Anything that impinges on the green space around Broadway or that alters the look of the village on the High Street.
- Any retail shops away from village centre.
- Removal of Lloyds Bank was very bad + cash machine.
- Development of industrial parks and supermarkets any closer than those existing already. Closure of banks. Closing Post Offices.
- A major supermarket and any other stores away from the village centre. 2. No more second homes - empty houses do not contribute to local economy.
- A supermarket away from the village centre would be a killer for us. Any developments which close the road outside the businesses are potentially able to close the business.
- None
- n/a
- No Primark, Aldi, Lidl, Savers, Poundstretcher etc. Range, B&M, etc.
- Supermarkets nearby, "Out of town" shopping complexes.
- Out of town retail developments would hurt the village centre businesses. Industrial developments would be out of character with the village profile.
- Anything out of keeping with the Cotswolds AONB ethos. This would include budget hotels and inappropriate housing estates.

***Please make any comments about the above beneficial and adverse effects here.***

- I feel 'bolt-on' tourist attractions, e.g. motor museum, theme park, zoo, sporting facilities (other than for locals) would greatly dilute the special character of Broadway which is presently so attractive to visitors & residents. We don't want to go down the 'Bourton-on-the-Water' route!
- A business park providing extra office/warehouse space opportunities at a cheaper rate than the centre of the village. We are always trying to find more space in Broadway to expand our operation. A supermarket on the edge of the village could mean that locals are less likely to support their village centre shops.
- I think it is important that Broadway retains its village atmosphere, rather than expanding and becoming a town.
- More cycle hire and cycle paths would be beneficial. Seen an increase in numbers of guests enquiring about cycling in the area. Closure of banks & relocation of Post Office has had a detrimental effect.
- Office space is in short supply and although we have a nice office if we were to lose it, where would we go?
- For us here in the petrol station national issues such as the increase in minimum wage (up by 26% in the last 3 years) and the stance (Govt.) on petrol and diesel cars in combination with an inflexible landlord and rents will eventually have an effect on our current business.
- Whilst we are reliant upon tourism, development in the locality is likely not to impact us too greatly. Better public transport links might benefit businesses in terms of attracting staff into the area from surrounding towns and villages.
- Brings wrong community.
- Most towns in this country have been destroyed by big supermarkets + out of town shopping centres being built nearby. Small, independent retailers simply can't compete with huge competitors nearby. If you don't believe that, take a trip to Evesham and see that a dump that has become!
- The village centre appears to thrive as development has not occurred outside and as such it has maintained its vibrancy. Out of centre development would dilute that and threaten the village centre business eco-system.
- I feel that any large industrial business would have an adverse effect on Broadway due to the nature of the village, being rural and part of the Cotswolds.

- Evening dining - the village is short of places to eat in the evening as sometimes its difficult to get a table anywhere because they are so busy. The village economy is dependent on tourism and inappropriate development would make the village less appealing to tourists and drive them away. Budget hotels rely on high numbers to make them viable and such a large development would be inappropriate. Housing estates have a large visual impact which is detrimental to the area's appeal for tourism and therefore the local economy, only small housing developments which are non-intrusive should be allowed.

**Q16** ***Much of Broadway is a Conservation Area. Do you support Conservation Area policies to maintain the appearance of the village in respect of the following...? Please add a comment if you wish here...***

- I particularly regret the proliferation of A-boards but understand businesses need to advertise their presence. Some compromise might be offered by the Council/Broadway Trust in producing better signposting for businesses in keeping with the village's look and feel.
- A Boards are at their limit. The large brown signs at the entrance of the village are an eyesore from Evesham to the first roundabout.
- The proliferation of A Boards by Kennel Lane and Tail Close is unsightly
- A Board use needs sensitive treatment. Too many would not be good
- Businesses struggle to advertise and let people know where they are located. More above-eye-level boards would help businesses.
- We wish that certain businesses in Broadway were stopped from detracting from the quality feel of our pavements. Edinburgh Woollen Mill a ghastly mess detracting from the image of the village.
- This is a living working community not a museum. Traders put A Boards out to attract more customers out of necessity, not for fun.
- The number of A Boards in the village is currently excessive and detracts from the image of the village. Fewer signposts please! Keep view of Broadway Tower from the High Street - its gradually disappearing behind the trees!
- I cannot see a problem with current signage at present, although it should be monitored. On the whole A-Boards are OK, in a couple of areas where there are multiple signs any more could make it look cluttered.
- Too much emphasis given to conservation area, they need to move with the times and change is good.
- n/a
- Estate Agents boards need to be included as they are unrestricted at present (on empty buildings)
- The street furniture is poorly maintained. The wooden posts are rotting - some need replacing, some need varnishing and others need taking away.
- There is ? in the production of A boards. This leads to there being too many which detract from Broadways appearance.
- A Boards are important to help businesses but if Councils want an input maybe a contribution towards a uniform "Broadway A-Board" look??
- A Boards help off street businesses

**Q17** ***Please state what else about Broadway is important to your business?***

- The balance between beauty, conservation, etc. and Broadway's strong identity as a living village with vibrant business and social identity. I'd hate it to become a 'conservation theme park!'.
- Maintaining a high standard of local retailers. We don't need shops selling tat!
- The organised events. e.g. Christmas evenings. Summer - Italian day
- Availability of investment opportunities on the High Street
- Proximity to other villages and ? communities e.g. Evesham and Chipping Campden
- Access to a bank! That it continues to attract a quality visitor. That we are not a key destination for poor quality coach trips. Quality houses being built. Local initiatives to encourage footfall to

the village e.g. Arts Festival, Food Festival, Steam Railway, Christmas late night shopping evenings. Plenty of parking.

- Involvement with both Worcestershire and Cotswolds Tourism to promote the village. Very little advertising/promotion of the village is done by Tourist Information Centre and Broadway Business Association.
- History/heritage
- Broadway is about right at the moment. Constant changes and attempts to improve it may have the opposite effect and be detrimental. Try to maintain rather than change what we have, and what makes it special.
- Picturesque appearance of our village. All shops are being used, no empty spaces. Limited big trucks through the village.
- Decent broadband service plus mobile phone signals - both poor at present. Council recycling/refuse support for businesses - also very poor and expensive.
- It is a nice address. It is associated strongly with the Cotswolds.
- Maintaining a variety of business profiles - so shops of an independent nature that people want to visit and buy from. Not so many galleries and gift shops. With increasing house building is it wise to have more 'ordinary shops' to keep locals rather than going to Cheltenham etc. for normal goods. General footfall is very important.
- History, food outlets, transport, people
- Parking!!
- The look + feel of the village - no overflow of competitors to flood the village + kill the established businesses
- Visitors who spend money.
- Huge visitor attraction + nicely balanced selection of businesses that as a whole deliver a great reason to visit, in addition to its Cotswold beauty
- My business couldn't survive with local customers alone. Tourism is needed throughout the year.
- To keep the Cotswold AONB ethos including Cotswold stone buildings and rural feel.

**Q20**      ***How do you rate the following services/utilities/bodies in relation to your business?  
Please add any comments you have about any of the services listed above in the box below.***

- Rates are very high and valuation seems arbitrary. We desperately need another ATM - one is not enough and there is no back up if it fails. I often feel the Parish Council (and its partner organisation the Broadway Trust) are very anti-business. No feeling of support at all.
- Less litter bins encourage visitors to take their rubbish home. Some businesses put their day rubbish in litter bins! Broadway Business Association - have not been approached by anyone. Tourist Information Centre - large brown signs outside village an eye sore. More discrete but visible signage.
- No banks - very poor. Post Office in Budgens - don't always have trained staff in to cover the early mornings (7.00am - 9.00am) as advertised.
- Signage on the High Street should be sympathetic to the rest on the High Street
- The pavements, litter bins, green areas in Broadway are extremely well maintained. Banking services are really poor and our post office service is also poor. We need a second ATM to be situated on the High Street. A more regular newsletter from the Broadway Business Association, they do good work just be nice to hear more frequently what they are working on.
- It was disappointing that both banks closed within a short space of time. Foreign visitors, in particular, will find it more difficult to exchange their money into local currency to spend in the shops.
- Greater involvement of the T.I.C. in promoting the village required through Visit Worcestershire - the cotswolds.com and BBA involvement necessary to keep visitors coming to the village. Move of Post Office to Budgen's has resulted in poorer service. Lack of banking services an issue.
- More signs to direct people to the museums are needed.
- As the owner of a shop with very little storage and quite a bit of cardboard a communal area to have commercial waste bins would be useful, obviously out of sight.

- Banking services - non-existent! How can a busy village and business community be expected to rely on an occasional, restricted mobile banking service.
- More marketing and publicity is required to promote the village as a destination. A few more events are needed - perhaps 2 to 3 a year - to compete with other places.
- Loss of banks is a problem and particularly for residents who are now forced to go into Evesham or elsewhere.
- More ATM (cash machines) Bank!
- Many utility services are provided by Farncombe Estate with back up i.e. generator so could prove more favourable than those in the village.
- The closures of the high street banks and post offices have given Budgen's supermarket an unfair advantage, as it's not the only postage/banking/ATM place in Broadway.
- Broadway Parish Council + Business Association are in our view integral to the villages current vibrancy + to be commended for what they do throughout the year - Thank You
- Wychavon DC - Don't offer and planning surgeries to enable residents/businesses to find out whether a particular development is likely to be approved or how to adapt it to meet District Council approval. ATM machines - there is only one ATM in the village. During Cheltenham festival, it was out of order and the Post Office nearly ran out of money. This could happen again during the summer season.

**Q21      *What areas of Business Support would you like to access to help your business grow?***

- Co-operative marketing ventures. Promotion of Broadway as a retail destination - not just as a visitor destination.
- Any informal discussion.
- ?
- Speedy planning application determination
- More events, free events, health events, i.e. walking club, hiking, wanderers, kids activities
- Access to promotion of business to a wider audience along with promotion of Broadway as a great place to visit and stay.
- Marketing and publicity
- Faster, more reliable broadband. A functioning planning system.
- Tourism Board
- Responsible refuse/recycling provision. Banking services. Broadband/mobile signal. Public transport links. Those things impair/make it more difficult to thrive and grow.
- A better village website, listing services, etc. (i.e. not just B+B's)
- I would like regular statistics on footfall and usage of the village. A general publication in some form about business levels in the village as opposed to national levels.
- Greater engagement with BBA. Business/local awards.
- More advertising of the village facilities
- More information as not aware of any help available to us? Help dealing with all aspects of business.
- Banking facilities
- More promotion of Broadway and the businesses that are there.
- Parking + protect the village centre
- Wychavon District Council + Worcestershire County Council do not participate in Cotswold tourism. Why? The Visit Worcestershire Tourism Forum held in January 2018 was a chargeable event when Worcestershire CC wanted to give information to tourism providers, so why charge? (Lunch was compulsory which was the excuse). Small businesses were effectively alienated and excluded.

**Q22** *Are there any planning constraints or barriers either locally or nationally that will or may prevent your business from developing during the next 10 years? If yes, please describe*

- If all new residential development is successfully opposed, as seems to be the will of the Parish Council, The Village will die. We already have too many older residents and not enough new younger ones.
- Covenants on properties restricting use.
- Road closer during Cheltenham A46
- The lack of parking facilities for both traders and visitors.
- The increasing residential developments spoil the nature of the village for tourists and tourists find it increasingly difficult to find places to eat in the evenings. The residential developments also cause more traffic which tourists don't come to a rural area to see and hear.

**Q23** *What would you like Broadway to be like in 15 years? Please describe below.*

- Much as it is now - but with a greater degree of social cohesion.
- Less emphasis on tourist industry in the village and more employment in other ways to give a 50/50 balance. Far less people visit Broadway than in previous years. We have less coaches more footfall.
- A gently expanded village with services to match. 2. A village with very good green credentials. 3. A high class shopping destination.
- Still a very picturesque & vibrant village for all to enjoy
- Retain schools and medical centre. Encourage independent specialist shops. Sympathetic development of housing.
- The same on the High Street visually - with more use on the village Green
- Busier with more accommodation and independent shops
- A vibrant community with multi-generational residents who enjoy a good level of services in terms of doctors practice, optician, dentist, pharmacy and shops stocking goods that residents need, ? The need to drive to Evesham. A village well served by public transport to reduce the need for cars for short journeys.
- A hub of interesting high quality independent retailers, cafes, restaurants, accommodation providers. High quality visitor attractions with a more family appeal, Improved public transport. Better parking provision for visitors and for more working in Broadway. A good balance of high quality housing, but ensuring high quality lower cost homes available for the young.
- Much the same as now. Important to remain as a village.
- Vibrant Cotswolds town with plenty of things to see and do either as a resident or a visitor. Good access to doctors, dentists, etc. Perhaps small MIU for treatment of minor injuries etc. within village. More parking for visitors with EV parking and cycle hire/cycle lanes. Provide facilities for the village's ageing population. Remain within the Cotswolds AONB, managing access to the area.
- As beautiful as it is now, and no increase in traffic
- Pretty much as it is now. Vintage bus linking to railway?
- Historic town moving with the times
- The exact same.
- Attracting longer stay international visitors and 'the place' to have your 'staycation' break for domestic travellers.
- Just as beautiful and historic but more forward looking and better served by the local Council, banks, etc. Improved broadband and mobile signals.
- About the same but with no new major housing developments.
- Prosperous, welcoming destination for well-heeled visitors.
- Obviously we would all like to see Broadway busier. It feels to me like we don't have as many international visitors as we used to. Is there a way we can promote the village to the travel industry in a productive way? Is there someone on the Parish Council who specifically deals with this? If not perhaps there should be.
- No chain coffee shops or restaurants

- Similar
- Picturesque. Beautiful. A village.
- Similar in size to current but with improved infrastructure such as doctors, schools, transports.
- Continued growth of visitors
- Similar to today not over worked & not a huge town but still a popular tourist attraction
- The same
- Successful village, desirable place to live yet with good stock of affordable housing. A local's village that tourists wish to visit.
- Exactly the same as it is now; no big chain stores, catering outlets etc., just small, independency businesses. That's what people want and that's why they keep coming back to Broadway.
- Everything it is now, be a little larger. No out of town retail/service development required as it would negatively impact on village centre businesses.
- Unspoilt, relatively unchanged, keeping its character where possible, still attracting visitors
- Improved facilities including places to eat and public transport. Small sustainable developments including affordable housing with local residency orders, to prevent excessive holiday lets. Local residency orders ensure local people and their children can remain in the village and provide workers for the businesses.
- Stay as now!
- Retaining conservation is important as much as possible, keeping it unique & up-market shopping to continue, but of course the internet has a lot to do with this!

**Q24      *What concerns you most about Broadway's future? Please describe below.***

- The ageing population and lack of houses and facilities for younger people. The desire of some groups to see Broadway as a conservation village rather than a real community of real people.
- The new social housing is being allocated for some Broadway residence. But quite a few unsocial people being brought in from Droitwich + Worcester + Evesham.
- Over expansion with accompanying loss of identity. 2. Any development that has an adverse effect on our beautiful High Street. 3. Mass tourism.
  - If too many new houses are built. 2) That the infrastructure can cope.
- It is important to attract visitors - utilise the Green for more events - e.g. monthly antique or farmers markets
- Retail rents
- Over development without infrastructure in place to service the influx of residents.
- Lack of parking to support business and community. Younger workers not being able to afford housing in the village. Not becoming a retirement village. Landlords in the village centre not becoming too greedy and causing empty commercial property. Not becoming a version of Bourton-on-the-Water full of fish + chips, coach trippers
- Too many houses being bought as occasional second homes or as holiday rental cottages. What we need is permanent residents who will support the local services.
- Lack of interest by Broadway Parish Council to get involved with contentious issues, and their ability to truly understand the implications behind some of the issues that have been raised over the past few years, e.g. flooding and the need for more housing and parking in the village and speeding along the High Street and surroundings.
- The look of the village may be spoiled. Too many vehicles meaning noise and air pollution increases. The closure of the bank has made financial transactions difficult for local residents and businesses alike.
- Too much development could spoil Broadway.
- Local work force finding it hard as transport links are poor.
- Car parking for visitors. Events on the Green, when badly managed.
- Not a concern more than an observation, Broadway must look forward strategically on how to attract the younger audience!
- Lack of affordable housing for local people and young families. Lack of public transport links.
- Internet shopping. 2. Business rates. 3. Car parking.
- Not everything is about tourism, although that is an important part of the local economy, it is one part only.

- That the village may lose some of its charm and beauty by inappropriate development. This would/could effect tourism. Also that the village loses focus by trying to do/be too many things to too many people. It would be great to know where the Parish Council think we should be in 5 years' time and what measures are being planned to get there.
- Too much growth
- That the village might lose its community feel which is so important for both locals and visitors.
- As above.
- Infrastructure in place for additional housing.
- That it becomes too big!
- Protecting the village appearance and being a good shopping destination for visitors who spend money.
- Locals moving away due to lack of housing and insufficient housing stock
- Development that would negatively impact on the villages' current Cotswold visitor centre attraction or status. It's a rural village and should remain so.
- Lack of affordable parking for visitors, repetition of retailers
- Over development in unsustainable manner with no benefit to local community and businesses.
- Over building of houses
- The internet could be a dilemma for retail!



## Broadway Neighbourhood Plan – Business Survey, 2018

Dear Business Owner,

Our Village is creating a Neighbourhood Development Plan in order to influence development of the next fifteen years. This is an important exercise because an approved plan has the full weight in planning decisions and gives people who live and work in Broadway a voice in planning and development in the Village for the next fifteen years. Without it, we will have less control over any development. The primary focus of the Plan is the use of land and buildings including commercial use, of course. The Plan will seek to:

- Choose where new homes and other developments may be built
- Influence the type and design of development
- Identify and protect important local assets and green spaces
- Influence the type of commercial development or use of existing commercial buildings
- Help identify the facilities and services essential to our growing community

A survey of residents was undertaken in 2017 and the results are available for you to view on our website. Businesses play a vital role in Broadway, and this survey has been commissioned so that you can also have a say in the future development of the Village. Having said that, the primary focus is the use of land and buildings. We have incorporated questions which address other topics that may affect your business in order for your Parish Council to understand and take account of your aspirations and concerns.

It would be helpful if you could complete the questionnaire by ..... and return it in the Freepost envelope provided. The questionnaire assumes that you have one business in Broadway. If you need any help to complete or return the questionnaire, or require further information, please contact Kevin Beasley at the Parish Office on 01386 854813. Your replies are confidential and will be independently collated by experts in Stratford –upon-Avon District Council who are undertaking the survey on our behalf.

No personal, business information or responses will be published or available for anyone to view, only aggregated data.

Thank you for your help.

Barrie Parmenter  
Chairman: Broadway Parish Council

Gordon Franks  
Chairman: Neighbourhood Plan Steering Group

For further information, please contact Kevin Beasley on 01386 854813

Broadway Neighbourhood Plan website: [www.broadwayndp.co.uk](http://www.broadwayndp.co.uk)



## ABOUT THE QUESTIONNAIRE

### How long will it take to fill in?

This survey may look long, but it is quick and easy to fill in and should take between 20 and 30 minutes to complete. Some sections only require completion if you have particular housing needs, or run your own business, or are self-employed. The survey is therefore in four parts:

### Section 1 - About Your Household:

This is a general section for all households to complete to provide an up-to-date picture of the make-up of our Parish population.

### Section 2 - What You Value about the Parish of Ilmington:

These questions ask your household what they value in the Parish of Ilmington, what should be protected, and how they think development should take place over the next 14 years.

### Section 3 - Housing Needs:

Please complete **ONLY** if **your household or individuals in your household** have:

- Specific housing needs; or
- Your household expects to move in the next five years; or
- If members of your household have had to move outside the Parish to afford a home in the past.

### Section 4 - Local Business:

Please complete **ONLY** if one or more members of your household:

- Manage a business located in the Parish; and / or
- Own a business located in the Parish; and / or
- Are self-employed and based in the Parish.

### What Happens Next?

Once the survey forms have been collected, the results will be analysed. We will then present the findings back to the Parish in open meetings, highlighting how the responses will inform the content of a Draft Neighbourhood Development Plan document.

**Thank you**

## Letter to LGS Landowners

North Cotswold Hunt	Site 1 Hunt Field Site 8 Bowling Club Greens
H.W. Keil Limited	Site 2 Burgage Fields Site 3 Burgage Field
Spitfire Bespoke Homes Limited	Site 4 Highworth Orchard
Broadway Village Trust	Sites, 5, 6, 7 Village Greens
Broadway Parish Council	Site 9 Activity Park
Worcester County Council	Site 10 School Playing Fields (St. Mary's) Site 13 School Playing Fields (Broadway 1 <sup>st</sup> School)
Rooftop Housing	Site 14 Sandcroft Avenue
Messrs. Bryant, Melin, Rasey and Warner	Site 15 Broadway Football Pitches
Broadway Cricket Club	Site 16 Cricket Field
Environmental Agency	Site 17 Badsey Brook Flood Risk Management Scheme
Wychavon District Council	Site 11 Mills Close Nature Reserve Site 18 Broadway Gravel Pit Nature Reserve

## BROADWAY PARISH COUNCIL

Telephone: (01386) 854813  
Email: [broadway.parish.council@unicombox.co.uk](mailto:broadway.parish.council@unicombox.co.uk)  
Clerk to the Council: K. BEASLEY  
Chairman:

B. M. PARMENTER

5 RUSSELL SQUARE  
HIGH STREET  
BROADWAY  
WORCS. WR12 7AP

### *Example of LGS Letter sent to Landowners*

29<sup>th</sup> March, 2019

Dear

#### **Broadway Neighbourhood Development Plan**

As you may be aware, Broadway Parish Council is currently preparing a Neighbourhood Development Plan for the Parish of Broadway which will cover the period up to 2030. The steering group leading the preparation of the plan on behalf of the Parish Council has identified spaces within or close to the village which it regards as potential Local Green Spaces.

#### ***What is it and what does it mean for a landowner?***

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Designation does not in itself confer any rights of public access over what exists at present and only covers the Plan period (up to 2030). Any additional access would be a matter for separate negotiation with landowners, whose legal rights must be respected.

Paragraph 99 of the National Planning Policy Framework (NPPF) enables local communities to designate land as Local Green Space in order to safeguard these important spaces from new development other than in very special circumstances. In accordance with Paragraph 100 of the NPPF, Local Green Spaces have been proposed based on their proximity, special qualities, and local historic and environmental importance to the local community.

Local Green Space designation is also justified due to the special qualities and important contribution they play within the physical and natural environment of the village and the social role they provide for local residents.

Designation of your land will run concurrently with the Neighbourhood Plan which covers the period up to 2030. It is anticipated that the Neighbourhood Plan will be reviewed every five years, thereby enabling a review of the current green spaces to take place.

The attached plan indicates the land which has been identified as potential Local Green Space. It is understood that Sites 1 and 8 are owned by you.

It is anticipated that the Pre-Submission Draft Broadway Neighbourhood Plan will be published for a formal six week public consultation later this year.

The Neighbourhood Development Plan Steering Group welcomes the opportunity to discuss this proposal with you prior to the formal consultation. Alternatively, you may wish to submit your views via the formal consultation process.

If you have any queries, please let me know within twenty-one days of the date of this letter.

Yours sincerely,



Barrie M. Parmenter  
Chairman  
Broadway Parish Council

## **NDP Steering Group Minutes**

[broadwayparishcouncil.org](http://broadwayparishcouncil.org)

Neighbourhood Plan

Steering Group Meetings

### **NDP Presentations to Parish Council**

1. Public meeting 13<sup>th</sup> June, 2017 at Lifford Memorial Hall
2. Preview of Exhibition at Parish Office, June 2020  
Review of emerging policies, Housing, Built Environment,  
Natural Environment, Local Economy & Tourism,  
Community
3. Pre-submission. NDP review Parish Council at Lifford  
Memorial Hall

## **Exhibition/Consultation**

Flyer, Exhibition layout, comment sheets



## **BROADWAY NEIGHBOURHOOD PLAN**

Shaping **our** future

Meeting **our** needs

Your Invitation to an

**Exhibition and Consultation**

at

**The Lifford Memorial Hall**

on

**Friday 14th June 2019**

2.00p.m. - 7.00p.m.

&

**Saturday 15th June 2019**

10.00a.m. - 2.00p.m.

**your** voice matters

have **your** say

[www.broadwayndp.co.uk](http://www.broadwayndp.co.uk)



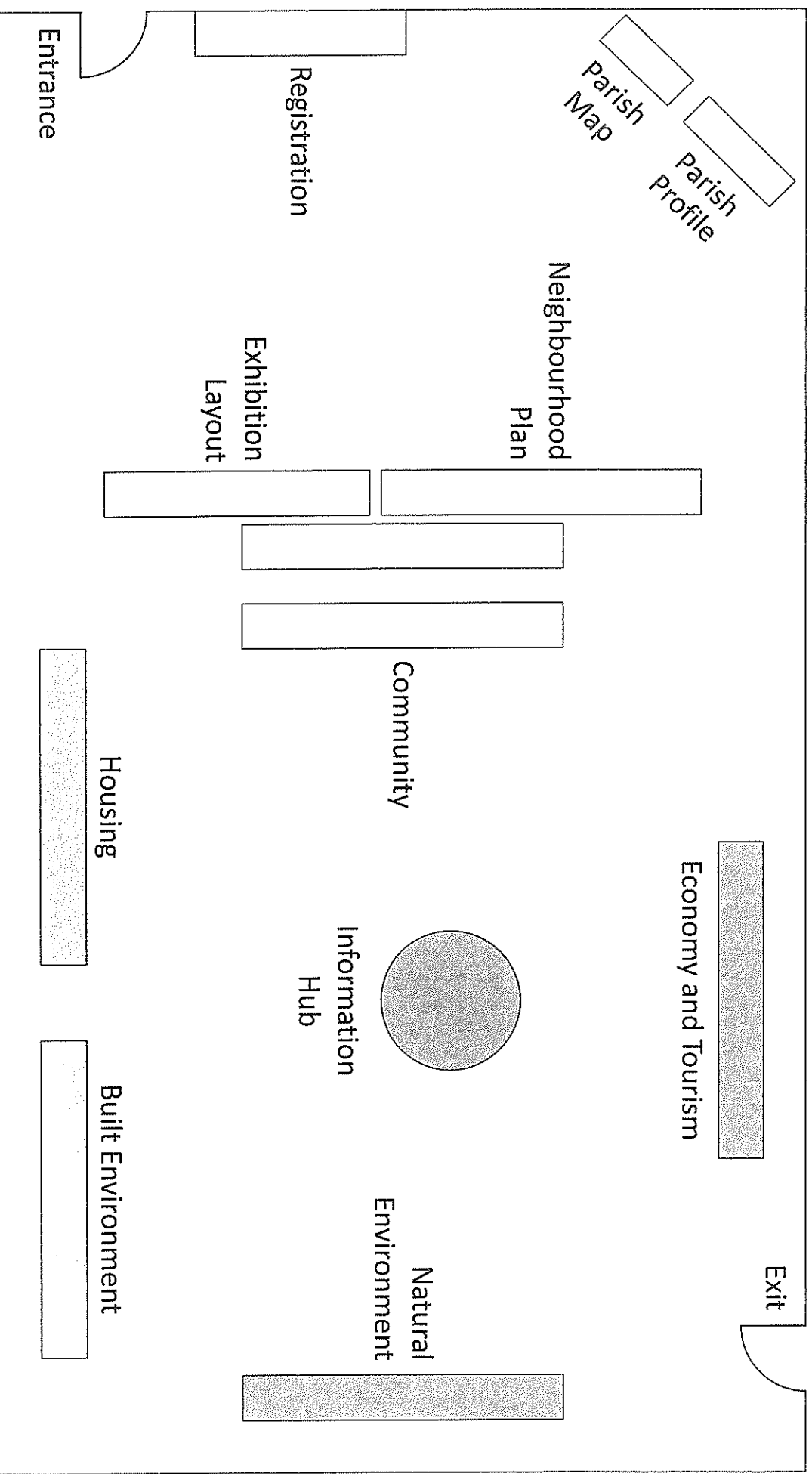


# Exhibition

June 2019

*Your voice matters*

# Broadway's Exhibition Layout



## **Exhibition Responses**

LGS

Valued Landscapes

Green Wedge

**Neighbourhood Plan exhibition analysis of Your Voice Matters**

## EXHIBITION – RESPONSES TO LOCAL GREEN SPACES QUESTIONNAIRE

84 FORMS RETURNED (A very few returned forms but made no comment)

LGS	% Approval	Yes	Maybe	No
Hunt Field	99	83	0	0
Burgage Plot West	89	75	6	0
Burgage Plot East	89	75	6	0
Highworth Orchard	92	77	4	0
Small Green	100	84	0	0
Church Street Green	100	84	0	0
Main Green	99	83	0	1
Bowling Club Green	99	83	1	0
Activity Park	100	84	0	0
St Maary's School	96	81	2	0
Mill Close Reserve	90	76	6	1
First School	96	81	2	0
Bloxham Rd Green	89	75	6	1
Sandhurst Av Green	89	75	4	3
Football Field	95	80	2	1
Cricket Ground	99	83	0	1
Badsey Brook	95	80	4	0

EXHIBITION - RESPONSES to VALUED LANDSCAPES QUESTIONNAIRE

72 FORMS RETURNED (A very few returned forms but made no comment)

Landscape View	% Approval	Yes	Maybe	No
Tower	96	69	2	0
Farncombe	93	67	2	0
Pye Corner	93	67	0	2
West End 1	93	67	0	2
Hunt Field	93	67	3	0
High Street	96	69	3	0
Snowhill Road	92	66	2	1
West End 2	92	66	1	0
Springfield Lane	93	67	2	0
Pennylands Bank	90	65	2	2

## Exhibition – responses to Green Wedge

95 Forms returned

Approval	Yes	Maybe	No
100%	95	0	0

## Neighbourhood Plan exhibition analysis of Your Voice Matters forms.

Post code	Age range	Status	Content
WR12 7BT	75+	Resident	OK to have limited, replacement dwelling but importance of preserving unique character of B'way, as evidenced by many visitors from all over UK and the world. Congrats on expo.
	45-59	Resident	1. Incredible importance of Green Wedge 2. Concern about traffic in Back Lane and excessive development of Lygon, losing village character
WR12 7EE	45-59	Resident	concerned to see green wedge maintained esp. between Springfield Lane and Leamington Road
WR12 7BY	60-74	Resident	"All green spaces to be preserved"
WR12 7BT	75+	Resident	"important" (presumably mean all areas are important)
WR12 7BP	75+	Resident	"Identify wildlife, flora and fauna that are more unusual and ensure that these strongly feature in submission to authorities"
WR12 7EL		Resident	Verges on By-pass being cut wrong time preventing wild flowers thriving and bees not able to harvest pollen. Less cutting of grass generally.
WR12 7ES	45-59	Resident	recently moved here, to new estate, but wishes no further large scale development which would make B'way lose its character and diminish its desirability. Thanks for the expo.
WR12 7DA		Resident	Ridiculous to fence of flood defence basin. Allow public full access and fences will probably be pulled down anyway.
WR12 7BY	60-74	Resident	"Please no development on Cheltenham Road opposite Mill Ave. Would cause traffic problems."
WR12 7EL	60-74	Resident	"I do not agree with green wedge"
			"Broadway surrounded by beautiful views need to keep for future generations, not ours to spoil."
	7-8		"Keep are green spaces to keep clean and beautiful"
WR12 7RE	75+	Resident	Importance of retaining rural feel. All landscapes wonderful for walkers and visitors
	75+	Resident	You can go all over world and not see anything as beautiful as Cotswold villages with mellow stones. Need sensible and realistic plan for these villages, Broadway in particular.
WR12 7BJ	75+	Resident	important to involve young generation to make them see how important their participation is. Impressed with presentation at L Hall
WR12 7DP	60-74	Resident	would be useful to have one document itemising the BNP's aims. How will these aims be realised?

WR12 7EY	75+re	Resident	if B'way to survive control needed to protect village and environment. Too much development for builders 'benefit. not enough say by locals. Traffic calming in Leamington Road and constraints (? traffic, ?parking) on residential roads
WR12 7BJ	75+	Resident	Fully supports green wedge as stated to protect wildlife
WR12 7EU	75+	Resident	If more houses then at prices our young can afford, to buy not let. More house means more traffic. Illegal and dangerous parking not subject to enforcement. parking facing wrong way, within 10m of junction, no side lights at night, on footpaths
	75+	Resident	More attention to on-street parking, more use of car parks. Yellow lines needed at Bloxham Road. Low capacity new building sites only.
WR12 7PA	11-18		Housing should fit with old traditions, not lose culture and quality of village, keeping it attractive and pristine. Keep signage and similar eyesores to a minimum Reduce congestion and traffic through village. esp. High Street. Unhappy with over-55s catered for and not for young to buy affordable houses. How will village flourish if only old residents? Quality of build must now be allowed to suffer. No large-scale estates, detached houses with gardens. As a 16 year old want to be able to live in B'way one day.
WR12 7BU	60-74	Resident	Impressed with work of committee. Affordable housing should be priority, not more expensive houses, limited space for new housing should be for young people. More frequent bus services. Would reduce car dependency. Good connections to railway stations as on continent.
WR12 7HD	45-59	Resident	Football fields important to the village, new clubhouse needed
WR12 7RA	45-59	Resident	Changes in govt. policy impact future of B'way and Cotswolds. B'way does not have enough infrastructure to sustain continued growth. Vehicular access precarious. New construction to be aimed at young adults. Fully supportive of National Park status. Would like guided presentations, in evenings? Very positive feedback on quality etc of presentation.
WR12 7RA	60-74	Resident	Excessive parking in Bloxham, Averill and Morris roads. Should be discounted parking ( <i>there is</i> ) for workers in village. Hazardous parking on roads and too near junctions.
WR12 7RA	60-74	Resident	much better bus service needed: infrequent, not after 6pm, Sundays, all causes excessive reliance on cars, bad for environment.
WR12 7RF	60-74	Resident	Too much parking in residential areas nuisance to residents ( <i>Sands</i> )



WR12 7RB	60-74	Resident	Parking in Bloxham road dangerous. More parking on verges. Excessive extensions to houses and infill building. No more caravans please. If housing needed no more walled communities, should be part of village. No more logburners. B'way well served by buses.
WR12 7BT		Resident	Entrance to Springfield Lane dangerous - Budgens, Gordon Close traffic
WR12 7BT			Foothpaths. Spitfire hideous house on edge of so-called park WHY not built in Cotswold Stone when C. Campden is?
WR12 7BT	60-74	Resident	Supports verge policy. Kennel Lane should never be 2-way access to new development - dangerous. Better vernacular sympathetic design to any further development, not like Spitfire or Cotwold Oak. Roofing should be stone. Affordable houses should not be released from scheme. Resist building/gravelling over front gardens. Community Assets: An arts centre like Cirencester's New Brewery Arts Centre would be a real asset.
WR12 7RB	60-74	Resident	New housing at Leedons and Station Road appear to be at risk of flooding. Only leaves additional land along Leamington Road and maybe Snowhill Road or Bury End? Who are new houses for? Locals? holiday makers? commuters? What can local medical services and schools cope with? Without better public transport more car journeys will result. Increased energy consumption. Electric cars silent therefore dangerous to pedestrians and cyclists. New builds should be small scale. respect ANOB. Density should be low with views preserved between houses. Local vernacular. Low density = better mental health.
WR12 7AE	60-74	Resident	On line access to all proposed development promoted via Broadway's F.B. (?fast broadband) sites
WR12 7AE	60-74	Resident	Cycle lanes needed. Leamington Rd to Willersey, Village to station and by-pass, to new surgery (with many cycle racks) no lanes proposed yet.

WR12 7AE	25-44	Resident	<p>Lack of advertising of exhibition, too few young there.</p> <p>Shocked at increase of over 65 population. Too much housing for older people, not enough for young adults</p> <p>Retail units for expensive goods, more affordable spaces for small independent businesses to start up and work from. Would be great to have co-working spaces, e.g. mews behind OKA?</p> <p>Broadband: health impacts of 5G when introduced here.</p> <p>Litter bin provision inadequate, bins overflowing</p> <p>Natural pest control methods rather than pesticides</p> <p>Questions figure of only 23 affordable homes needed</p> <p>Allotment spaces needed, surrounded by wild spaces for wild flowers/encourage pollinators.</p> <p>Support for more cycle racks.</p> <p>Traffic: coaches dropping off impeding traffic, also delivery vans</p>
WR12 7DF	60-74	Resident	<p>Too much street furniture, esp. problem for disabled</p> <p>Gatherings of motor cyclists: noise and pollution.</p>
WR12 7BT	45-59	Resident	<p>Development boundary has not changed. Consider extending it to accommodate small developments to meet local needs.</p> <p>Are we too restrictive?</p>
WR12 7EY	75+		<p>High street 20mph limit.</p> <p>Coaches dropping off in street and not using spaces provided. should be enforced, as well as parking appropriately</p>
WR12	60-74	Resident	<p>New housing integrated, not all on outskirts.</p> <p>Affordable/expensive mix.</p> <p>Green Wedge good but should not hinder the above</p> <p>Electric car charging in car parks.</p>
WR12	60-74		<p>More integrated housing, mix of large and small, not only at outskirts.</p> <p>Gordon Close example of good development.</p> <p>Would help to maintain sense of community</p>
WR12 7DL	75+	Resident	<p>Too much expensive new housing, too little to allow local young adults to settle here</p> <p>New builds to be Cotswold Stone (or reconstituted CS).</p> <p>Building at Kennel could expand, loss of trees and risk of spilling into fields beyond</p> <p>Request for a sensory garden in curtilage of new surgery</p>
WR12 7AL	60-74	Resident	<p>would like to see allotments at rear of Station Road development.</p>
	60-74	Visitor	<p>Plea for allotments</p>
WR12 7BL	60-74	Resident	<p>Parking in High Street detracts from beauty, should be discouraged</p>
	75+	Resident	<p>Well presented impressive plan. should be useful tool in discussions with Govt.</p>

WR12 7AJ	75+	Resident	<p>Equal consideration for interests of residents and business community</p> <p>Crucial to preserve green open spaces in High Street</p> <p>Increase in visitors and tourists has led to traffic congestion and crowded pavements</p> <p>Short supply of social affordable housing to addressed urgently, no need for luxurious 2nd homes</p> <p>Clutter of A boards an eyesore</p>
	75+		<p>Traffic in High Street: stop driving through village so need to decide on approach and which car park to use.</p> <p>Pedestrianise part of High Street as a barrier.</p> <p>Coaches should drop off at designated points and park outside village.</p> <p>More car parking spaces needed</p>
WR12 7JS	60-74	Resident	<p>generally supportive</p> <p>insufficient affordable housing, needed to provide viable balance of population.</p> <p>Poor public transport, esp. for the socially housed</p> <p>Too much mimicking of traditional Cotswold style why not good modern design?</p>
	60-74	Resident	<p>Should be more affordable housing, better public transport.</p> <p>Those who work in B'way can't afford to live there.</p> <p>We need surgery, library, fire station to be supported - not lost</p> <p>Better aesthetic design in new builds - new surgery was an opportunity for innovative architecture. (<i>good or missed opportunity?</i>)</p>
WR12 7BJ	60-74	Resident	<p>Character of B'way's ancient houses to be preserved. No infill in gardens.</p> <p>Promote and build cycleways e.g. to Evesham, promote for work &amp; leisure, reduce reliance on cars</p> <p>Use disused railways for cycling.</p> <p>Swimming pool for village</p> <p>More leisure facilities</p>
WR12 7DE	45-59	Resident	<p>Expand local green space (15) along Station Rd.</p> <p>Encourage natural materials rather than tarmac for pavements</p> <p>Discourage holiday home investment with local occupancy clause</p> <p>Avoid modernist/cubist design such as Stonyroyd development</p> <p>Preservation/maintenance of footpaths many overgrown</p> <p>Set aside area for allotments</p>
WR12 7RB	75+	Resident	<p>general praise for exhibition and committee's work</p>
WR12 7AE	45-59	Resident	<p>Enforce double yellow lines.</p> <p>Traffic calming on certain roads</p> <p>Highways a missing item in NP</p> <p>Increasing noise nuisance from cars, old or fancy new</p> <p>Address noisy, speeding motor cycles on by-pass</p> <p>Resist Kennel Lane traffic</p>
WR12 7RE	60-74	Resident	<p>Plea for village phone boxes to be painted</p>

Morris Rd		Resident	Concern about parking in Morris and Bloxham Rd, not addressed for over 3 years.
WR12	60-74	Resident	Slower growth to allow village/services to adapt Growing too fast, roads, schools, medical services, fire service not keeping pace. It's a town!
WR12 7QU	60-74		Concern that development taking over green spaces Keep our verges Built environment: keep character of village with good design Spitfire: no thought for affordable housing. Allotments - a good thing for community Problem of incoming workers parking in road to be addressed Springfield Lane has lost its rural feel due to large modern houses with wood and glass design on small plots. Walking and cycling need facilities and enhancement Broadband: As fast as possible!
			Consider provision of standard approved design details, a design guide. Create a sense of place by active street frontages and enclosures.
WR12 7AA	25-44		More: car parking, cycle paths; better bus service
WR12 7JS	25-44		More cycle paths
WR12 7DG	60-74	Resident	As a local cycle user to shop in village. more bike racks please and more control over speeding in Evesham and Station Roads
	60-74		Internet speed library important tourist office transport links electric buses collection points for Amazon to be default community spirit
	11-18		Don't forget the children and young people who are the village of today because we can't wait until tomorrow! Wait until they have grown up and it will be too late!!
WR12 7LP	25-44	Resident/business	Need more affordable and social housing for younger and first time buyers but should not intrude on green belt. Refurbish/expand children's park, popular with locals and visitors
	60-74		Nature preservation park & ride Single (yellow) line Morris and Bloxham Roads used as car park housing: more in clusters rather than industrial; affordable
WR12 7DE	45-59	Resident/business	Access to development in Station Road should be from Childs-wickham for road safety
WR12 AE	75+	Resident	Policy against 2nd homes Really affordable housing for young couples, would bring in more children

WR12 7JS	45-59	Resident	Laudable to improve footpaths, should also apply to roadside pavements, e.e Snowhill Road: overgrown and then stops. Excess vegetation.
WR12 7RA	60-74	Resident	Parking in Sands, restrictions needed Parking in High Street, more enforcement Too many A boards, only one per business. Parking outside Lygon impedes pedestrians Dangerous state of Back Lane ( <i>public footpath</i> ) Parking in Back Lane should be restricted ( <i>not public highway</i> ) Business opening hours: Cafés should be open earlier Encourage tourist buses to stay longer than usual 1 hour to benefit village and tourists
WR12 7EJ	45-59	Resident	Need more allotment spaces
WR12 7BY	45-59	Resident	40mph on Cheltenham Road before the 30mph limit, Pry Lane junction dangerous. Pinch point at village entrance
WR12 7BY	45-59	Resident	(?same writing as 74) Concern over development on Childswickham Road and Wickhamford loss of strategic gap and suburbanisation, and loss of green space and impact on nature
WR12 7EJ	45-59	Resident	Stop cutting down trees!
WR12 7EJ	45-59	Resident	Housing for younger people. but preserve green spaces. infrastructure unsuitable for major developments Better broadband Poor water pressure since Spitfire development Restrict 2nd homes/holiday cottages leads to dark houses in evenings with no benefit to community
WR12 7AA	60-74	Resident	Restrict purchase of 2nd or holiday homes, could lead to loss of local facilities
WR12 7AE	60-74		Proposed housing design in keeping with historic nature of village, stone buildings etc.sitting well in landscape. No large estates, max 5 or 10. No development of fringes of village that will increase size of village
WR12 7NY			The definition of what is in keeping need specifying, otherwise wide interpretation, e.g. new surgery. Wrong materials such as cheap slates and rendering used rather than Cotswold stone.
WR12 7EZ	75+	Resident	Future development to be in harmony with village character, should aim to provide affordable housing for LOCAL young people not weekend retreats for more affluent outsiders. More modern retirement complexes needed for older residents already here, ones than can be bought outright.
WR12 7BL	60-74	Resident	One of main attractions of B'way are the green spaces that form part of village and verges
WR12 7DA	60-74	Resident	Imperative to maintain green spaces within existing built environment and in any new developments

WR12 7BT	45-59	Resident	Concern over Church Mews: increased traffic, noise, pedestrians. Traffic jams due to car park, delivery vans, double parking. Consider approach through the back via car park No houses behind Springfield. Issues of drainage, infrastructure, location, natural beauty
HD8 9QW	60-74	Visitor	A regular visitor to B'way for 40 years, feels designation of Station Road site a shame, loss of farmland. Fears Spitfire type development that will not benefit locals, esp. young.
WR12 7AJ	60-74	Resident	Maintenance of existing characteristics essential, make allowance for 2019 onwards, rather than pre-1900
WR12	60-74	Resident	Concerned by architecture designs proposed outside ANOB, also by quality of building
	75+	Resident	We must keep to Village Design Statement, not let 'creep' rear its head!
WR12 7DL	75+	Resident	Recalls B'way of many years ago, quiet and peaceful. Would like to see pedestrianised High Street
WR12 7DA	45-59	Resident	Would like to see better maintenance of green verges and re-surfacing of footpaths.
			Concern over increased traffic, noise and pollution. Many incomers commuting to Coventry, Birmingham, Redditch, Etc. Problems with coaches parking and blocking High Street.
WR12 7DZ	60-74	Resident	"Yes, small scale, but please be willing to try "modern" design alongside Cotswold
WR12 7AE	60-74	Resident	Population increase since 2001 = 212 but 446 new homes built since 2006. This doesn't add up!
	45-59	Resident/business	Let's not lose the community spirit by allowing too many 2nd homes Speeding restrictions on Station Rd given elderly, tourists walking from station ( <i>does he mean enforcing speed restriction?</i> ) More opportunity for young to get on housing ladder More affordable parking facilities
WR12 7BT	45-59	Resident	Green Wedge: feels this should include land between Springfield Lane and Station Road.
WR12 7EJ	25-44		Agrees protection of village a priority Areas not addressed: Inadequate parking for businesses and visitors Protection from development at outskirts of village, more protection for fields at periphery.
WR12 7AL	75+	Resident	Plea for better maintenance of pavements (High St, Leamington Rd, Church St.)
WR12 7PA	60-74	Resident	considers 250 mobile homes despicable, creating ghetto and pushing old out of area
WR12 7BJ	60-74	Resident	Support for green wedge, helps wildlife, amenity for locals walking (with dogs too) and preventing suburbanisation of B'way

WR12 7BJ	75+	Resident	Wishes to support businesses of substance, quite enough coffee and gift shops. Burford as example of village with small specialised shops.
WR12 7AJ	60-74	Resident	Broadway will no longer be Jewel in the Crown of Cotswolds if any more Spitfire style development.
WR12	60-74	Resident	RUBBISH!! Town not a village. accepts will have to evolve, but should grow slowly, emphasis on quality not quantity
	75+	Resident	We have enough housing, already dense housing.
WR12 7FE	45-59	Resident	NP should protect against material expansion of village and protect character of High Street Should involve expansion of Conservation Area to protect wider environment In-fill small developments with green spaces preferable Consider traffic calming in High Street/lower speed limits to discourage vehicle use, perhaps park and ride provision Strongly in favour of National Park status
WR12 7BU	60-74	Resident	Traffic calming in Station Road, Lower Green corner, High Street/Upper High Street. ? 20mph limit Pedestrianise High Street. Illegal parking not enforced. Proliferation of signage and A boards infringing guidelines Chipping Campden better in this respect Lack of banks and only 1 ATM Plant 1000 trees Rôle of Parish Council needs to be modernised in light of increased powers and responsibilities. Stuck in 19th century
WR12 7PA	60-74		Plea for 30mph in Evesham Rd Lack of footpaths on south side of road
WR12 7EY	75+	Resident	Not mentioned if the green???ing along Leamington Rd between Catholic School and Bloxham Rd - a real mess Danger same will happen in frontage of Highworth on Leamington Rd Footpath Morris Rd to Back Lane needs better surface, messy when wet, could be wider to accommodate cycle path as well as pedestrians, dangerous to cycle on Leamington Rd
WR12 7DZ		Resident	Cotswold Building Supplies would find it helpful to be able to relocate to a small trading estate for easier access for lorries and customers and less nuisance to surrounding residential sites. However strong wish to remain within Broadway parish
WR12 7EL	45-59	Resident/business	Parking needs improving New house builds need curtailing as village amenities at full stretch, could be improved for existing numbers. Encourage younger people to remain in village A trading estate for jobs in the local community would help
WR12 7EL	45-59	Resident/business	Keep further residential building to a minimum but more affordable property for younger generation Better parking is needed Encourage more affordable shop for clothing for younger people

WR12 7BT	60-74	Resident	B'way a special place with great appeal to visitors because it is a village where the country meets the village. We must not lose any of these areas to development. Houses/commercial developments should be limited to small pockets, sensitively built to compliment present architecture. Green Wedge to be protected.
WR12 7RA	60-74		Noise from by-pass a problem, Motor cycles at weekends particularly. Air pollution in High Street will become worse with static or slow vehicle movements. Would a village employed traffic warden help?
	60-74	Resident	Parking in High Street and on Gravels disfigures the vista. Make such parking limited to 10min. Provide free or cheaper parking available for workers. Why double yellow lines in Lifford Gardens but not in Bloxham Rd? Enforce no parking in Back Lane ( <i>private road</i> )
WR12 7NY	75+	Resident	Lack of disabled parking leads to inconsiderate parking by disabled drivers Station Road: a mix of building design would avoid estate appearance. Too many A boards A good and comprehensive display
WR12 7DE	45-59	Resident/business	Need protected housing for locals (local resident order on new housing) Gravel pit threatened by close proximity of housing development. Hotels included in Retail Businesses in High Street but Station and Leamington Road B&Bs are ignored; important for employment opportunities and bring money into local economy. There should be a requirement for high environmental standards in new builds
	75+	Resident	Praise for NP and exhibition. Green wedge critical and most important after National Park designation in my view. Must be upheld to avoid urban sprawl A boards unsightly (14 +) and dangerous in Kennel Lane Village needs to maintain clean road name signs and maintain oak posts. Smell from Indian restaurant bad.
WR12 7RE	60-74	Resident	Train to B'way positive effect on shops and cafés, brings money to village. 2 empty shops recently, concern over possible incursion by chain such as Costa Sands parking problem: Can there be residents only parking? Facility for residents 'guests parking?
	45-59	Resident	We ought to think about on-line with drop-off.
WR12 7BJ	60-74	Resident	Discourage use of housing in B'way for 2nd homes way to encourage people living in village to communicate better across class divides.
WR12 7EU		Resident	Plea for allotments



WR12 7BJ	60-74	Resident	Praise for NP and exhibition. Green wedge vital not nimby
WR12 7BL	60-74	Resident	observes Spitfire and Old Orchard off Kingsdale not shown on map
WR12 7RA	60-74	Resident	beauty of village destroyed by A boards - 40 counted Does Deli need 3 boards? Parking in Sands devalues properties, should be residents only Street sweepers not able to operate. Loss of revenue for Wychavon
WR12 7RA	60-74	Resident	Parking in Sands dangerous, stop road cleansing, can't see on-coming traffic, etc
	60-74		Comments on Stonyroyd development in Station Rd: bird boxes should be placed within building before occupied, trees pre-served. any new builds should have this Ensure high value species flora and fauna are protected in the plan Head light pollution in Station Rd Provision fo social housing/affordability
			Broadway has a good mix of shops, no more needed. A boards and inappropriate signage.
	60-74		Need to keep character of village. no further developments
WR12 7AA	60-74	Resi- dent/busin ess	2nd comment sheet from Neil Hilton Agrees with most of what has been displayed
WR12 7AE	60-74		We need affordable homes for local young people We should resist 2nd homes or risk losing character of village Leedons Park is already too large, do we need further mixed housing?
WR12 7BJ	75+	Resident	Traffic congestion in Back Lane needs to be addressed. Moving surgery will help large vehicles will continue to be a problem. New housing will exacerbate traffic issues
WR12 7DE	45-59	Resi- dent/busin ess	Observes that nothing said about verge on north side of Station Rd and trees, points out benefits of protection against pollution and aesthetic appeal on important approach to village Importance of grassed areas at Cheltenham Rd junction, also important for visibility for motorists (this should be covered by policy protecting verges in parish)
WR12 7BY	60-74	Resident	Support for Green wedge and National Park and valued landscapes and green spaces generally. All these are important to appeal for visitors. Housing for local young people supported. Design principles in plan should be adhered to Buy to let and holiday homes should be restricted.
WR12 7EY	75+	Resident	Highworth: not right that no starter homes incorporated Plan needs to ensure claw back of holiday homes and there should be provision to restrict such purchases in future.

## Comments overview

143 comments slips were received at the exhibition and subsequently summarised in the above table. Most respondents focussed on a single issue. Many comments were beyond the remit of an NDP.

Heritage protection, use of Cotswold Stone in building, better design of new builds, size of new developments (favouring smaller numbers)	32
Concern over traffic, speeding and parking	29
Affordable housing, particularly for young residents	24
Support for Green Spaces	12
Restrict or no second homes	11
Support for Green Wedge policy	9
Support for cycle lanes and bike racks	8
Improved street furniture and fewer or no A boards	8
Support for increase in and better maintenance of footpaths/pavements	7
Restrict new development	7
Support for allotments	6
Better internet speed and public transport links	6
General support for neighbourhood plan	4
Support for ANOB	3
More involvement of younger generation	3
Against elderly housing	2
Avoid mowing verges to promote wild flowers	2
Concern over Back Lane traffic	2
Restrict building at outskirts of village	2
Concern for wildlife	1
Opposition to fencing around flood defence basin	1
Opposition to development on Cheltenham Road	1
Anti Green Wedge	1

Keep views intact	1
Protect rurality	1
Support for playing fields	1
Support for expansion of development boundary	1
Support for strategic gap	1
Agains felling trees	1
No houses behind Springfield	1
Unhappy about Station Road allocation	1
Observes ore new homes than increase in population	1
Support for businesses	1
Raise environmental standards for new builds	1
Opposition to expansion of mobile home park	1
Support for slower growth of village	1
Paint phone boxes	1

**Broadway NDP Pre-submission version**

Link – [broadwayparishcouncil.org](http://broadwayparishcouncil.org)

Neighbourhood Plan



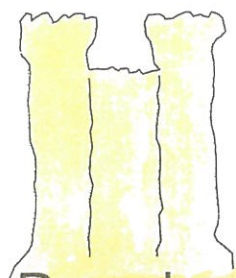
# Broadway Neighbourhood Plan 2006 – 2030

## **Pre-Submission Consultation Version**

## **Publicity material for Pre-submission consultation**

- Flyer delivered to every household
- Banners: Community Library (Leamington Road)  
Hunt Field (High Street)  
Village Green





Broadway neighbourhood plan  
www.broadwayndp.co.uk

# BROADWAY NEIGHBOURHOOD PLAN

Shaping **our** future Meeting **our** needs

## PRE-SUBMISSION CONSULTATION

From 4th September until October 16th 2020.

The Neighbourhood Development Plan has now been published for consultation. It will be available for a 6 week consultation period to seek the views of Broadway residents on the vision, policies and aspirations contained within it. The plan is based on the responses to the Broadway Neighbourhood Plan Survey, extensive research, independent assessments and face-to-face consultations at the exhibition/consultation event.

## WHAT ARE THE MAIN POLICIES IN THE 15 YEAR PLAN?

Proposals for housing and site allocation for homes, protected green spaces, valued landscapes, flooding, protection for wildlife and biodiversity, footpaths, architectural heritage, local economy and community aspirations.

## WHERE CAN I VIEW THE PLAN AND SUPPORTING DOCUMENTS?

Follow the link on the Parish Council website homepage: [www.broadwayparishcouncil.org](http://www.broadwayparishcouncil.org) and [www.broadwayndp.co.uk](http://www.broadwayndp.co.uk)

- Printed copies are available to read at the following locations:
- Broadway Parish Council Office, 5 Russell Square, Broadway, WR12 7AP
- Community Library, Leamington Road, Broadway

Locations are COVID19 safe, protocols (face masks, social distancing, hand sanitizers) are in place.

## HOW DO I RESPOND TO THE CONSULTATION?

- **ON-LINE FORMS:** You can download and fill-in a form from the Parish Council website and then email it to the parish clerk on [broadway.parish.council@unicombox.co.uk](mailto:broadway.parish.council@unicombox.co.uk)
- **BY POST:** You can post your comments to:  
Broadway Parish Council Office, 5 Russell Square, Broadway, WR12 7AP
- **PARISH COUNCIL SUGGESTION BOX:** Comment forms are available from the Parish Council Suggestion Box at the Parish Council offices. Completed forms can be put in the box.

## WHAT HAPPENS TO MY RESPONSES?

Every response will be considered and potentially used to modify the plan before it is formally submitted to the District Council. A summary of all responses will be made public and published via the Parish Council [www.broadwayparishcouncil.org](http://www.broadwayparishcouncil.org)

## WHAT IS THE DEADLINE FOR MY RESPONSES?

All responses must be received by the Parish Clerk no later than 5pm on Friday 16th October.

**ANY QUESTIONS?** Contact Broadway Parish Council Office, Mr Kevin Beasley, **01386 854813** or email [broadway.parish.council@unicombox.co.uk](mailto:broadway.parish.council@unicombox.co.uk)

**your voice matters have your say**  
[www.broadwayndp.co.uk](http://www.broadwayndp.co.uk)



## BROADWAY NEIGHBOURHOOD PLAN Pre-Submission Comment Form

Broadway Parish Council has produced a Pre-Submission Draft Neighbourhood Development Plan for public consultation. This is your opportunity to provide us with your thoughts and views on the contents, policies and proposals of this plan. The consultation period lasts 6 weeks from Friday, September 4<sup>th</sup> 2020. All comments must be received by the Parish Council by 1pm on Friday, October 16<sup>th</sup> 2020.

Comments can be sent to Kevin Beasley, Parish Clerk Broadway Parish Council, 5 Russell Square, Broadway WR12 7AP or email: [broadway.parish.council@unicombox.co.uk](mailto:broadway.parish.council@unicombox.co.uk)

Alternatively, forms can be left at the Parish Council suggestion box at the Parish Council Offices.

PLEASE NOTE: We will not accept responses that are anonymous. Comments may be made public but all personal details will be kept confidential.

Name:	Address:	Organisation (If Applicable):
		Email (Optional):

Please tick all that apply:

Parish Resident	<input type="checkbox"/>	Landowner/Agent	<input type="checkbox"/>	Other	<input type="checkbox"/>
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Page No.	Paragraph No.	Policy Ref.	Comments: Please provide reasons for your support and/or opposition below as well as any suggestions you may have.



## **Statutory Newspaper Notice**

Neighbourhood Planning (General)  
Planning Regulations 2012  
(as amended)

Broadway 14 - Pre-Submission Consultation and Publicity

Notice is hereby given that Broadway Parish Council as the Qualifying Body has prepared a neighbourhood development plan entitled the '**Broadway Neighbourhood Development Plan**' for their Parish with the help of the local community and hereby formally publish its Pre-Submission Draft Plan for public consultation.

The plan sets out a vision for the future of the Parish and planning policies which will be used to determine planning applications within the neighbourhood area. In accordance with Regulation 14 of Part 5 of The Neighbourhood Planning (General) Regulations 2012 (as amended), the Parish Council must now publicise the Pre-Submission Draft Plan for a minimum 6 week period inviting feedback from organisations and residents on the Pre-Submission Draft Plan.

A copy of the Pre-Submission Draft Plan and supporting documentation are available on the Parish Council's website ([www.broadwayparishcouncil.org](http://www.broadwayparishcouncil.org)). A hard copy of the plan will be available to view in the Parish Office (5, Russell Square, Broadway WR12 7AP) and in Broadway Library, Leamington Road, Broadway.

The consultation starts on **Friday 4<sup>th</sup> September 2020**. Representations on the Pre-Submission Draft Plan may be made to the Parish Council by no later than **1pm on Friday 16<sup>th</sup> October 2020**. Representations may be made electronically. This can be done by using the comment form available on the home page of the Parish Council website (see above). Alternatively, written representations can be posted to the Parish Council Office or left in their suggestions box.

All representations received will be collated and will inform possible future modifications to the Pre-Submission Draft Plan prior to submission to the Local Planning Authority.

Kevin Beasley  
Clerk to Broadway Parish Council  
5, Russell Square, Broadway WR12 7AP)

## **Template Letters to Consultees**

Date September, 2020

**Letter for Consultees**

Dear Sir or Madam,

**Broadway Neighbourhood Development Plan  
Town and Country Planning Act 1990  
Neighbourhood Planning (General) Planning Regulations 2012 (as amended)  
Regulation 14 – Pre-submission Consultation and Publicity**

A Pre-submission draft of the Broadway Neighbourhood Development Plan has now been published for public consultation. The plan sets out a vision for the future of the Parish and the planning policies which will be used to determine planning applications within the neighbourhood area.

The Plan can be viewed through the links on the following websites:

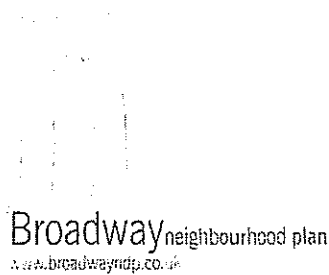
- Broadway Parish Council: ([www.broadwayparishcouncil.org](http://www.broadwayparishcouncil.org))
- Wychavon District Council: (<https://www.wychavon.gov.uk/planning/planning-policy/neighbourhood-planning?view=article&id=524&catid=26>).

The draft plan is subject to a six week period of consultation from Friday, 4<sup>th</sup> September 2020 until 5.00 pm on Friday, 16<sup>th</sup> October 2020.

You can respond to the consultation using the attached proforma. Please email this to me at the Parish Office ([broadway.parish.council@unicombox.co.uk](mailto:broadway.parish.council@unicombox.co.uk)), or return by post to Broadway Parish Council Office, 5 Russell Square, Broadway WR12 7AP. Comments should be returned no later than 1pm on Friday, 16<sup>th</sup> October 2020.

Yours sincerely,

Kevin Beasley  
Clerk to Broadway Parish Council



**Letter for Broadway**

Date September 2020

Dear Sir/Madam

**Broadway Neighbourhood Development Plan  
Town and Country Planning Act 1990  
Neighbourhood Planning (General) Planning Regulations 2012 (as amended)  
Regulation 14 – Pre-submission consultation and publicity**

I am pleased to inform you that the Pre-Submission Draft of Broadway Neighbourhood Plan has been published for public consultation. The plan sets out a vision for the future of the parish and the planning policies which will be used to determine planning applications within the neighbourhood areas.

The draft plan is subject to a six week period of consultation from **Friday 4<sup>th</sup> September to Friday 16<sup>th</sup> October** and can be viewed at Broadway Parish Council website ([www.broadwayparishcouncil.org](http://www.broadwayparishcouncil.org)). A proforma for comments is available on the same website and an electronic copy is attached.

Please return your representation forms by post to me at the address below to be received no later than 5.00 pm on Friday 16<sup>th</sup> October. Forms can also be left at the Parish Council Office.

Yours sincerely,

Kevin Beasley  
Clerk to Broadway Parish Council  
5 Russell Square, Broadway WR12 7AP

## APPENDIX 16. WYCHAVON DISTRICT COUNCIL CONSULTEE LIST

[info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk); [ha\\_info@highways.gsi.gov.uk](mailto:ha_info@highways.gsi.gov.uk),

[Rebecca.McLean@severntrent.co.uk](mailto:Rebecca.McLean@severntrent.co.uk)

[planning@canalrivertrust.org.uk](mailto:planning@canalrivertrust.org.uk),

[NFriend@worcestershires.gov.uk](mailto:NFriend@worcestershires.gov.uk), [MDziudzi@worcestershires.gov.uk](mailto:MDziudzi@worcestershires.gov.uk)

[Ebarker@worcestershires.gov.uk](mailto:Ebarker@worcestershires.gov.uk)

[nationalenquiries@forestrycommission.gov.uk](mailto:nationalenquiries@forestrycommission.gov.uk)

[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[e-midlands@historicengland.org.uk](mailto:e-midlands@historicengland.org.uk); [peter.boland@historicengland.org.uk](mailto:peter.boland@historicengland.org.uk)

[andrew.morgan@placepartnership.co.uk](mailto:andrew.morgan@placepartnership.co.uk)

[simon.lewis@wmas.nhs.uk](mailto:simon.lewis@wmas.nhs.uk);

[plans.admin@pins.gsi.gov.uk](mailto:plans.admin@pins.gsi.gov.uk);

[communitysafety@wychavon.gov.uk](mailto:communitysafety@wychavon.gov.uk)

[eevre@worcestershires.gov.uk](mailto:eevre@worcestershires.gov.uk)

[nigel.robinson@wychavon.net](mailto:nigel.robinson@wychavon.net)

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[john\\_comins@yahoo.co.uk](mailto:john_comins@yahoo.co.uk)

[plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com); [n.grid@amecfw.com](mailto:n.grid@amecfw.com); [nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

[townplanningwestern@networkrail.co.uk](mailto:townplanningwestern@networkrail.co.uk); [crwest@networkrail.co.uk](mailto:crwest@networkrail.co.uk);

[WestMidsPlanning@environment-agency.gov.uk](mailto:WestMidsPlanning@environment-agency.gov.uk)

[d.hawkins459@btinternet.com](mailto:d.hawkins459@btinternet.com);

[info@comfirst.org.uk](mailto:info@comfirst.org.uk)

[office@ancientmonumentsociety.org.uk](mailto:office@ancientmonumentsociety.org.uk);

[sarah.faulkner@nfu.org.uk](mailto:sarah.faulkner@nfu.org.uk)

[generalinfo@cofe-worcester.org.uk](mailto:generalinfo@cofe-worcester.org.uk);

[Bwilkinson@worcestershires.gov.uk](mailto:Bwilkinson@worcestershires.gov.uk)

[SOWOCCG.CHCworcestershires@nhs.net](mailto:SOWOCCG.CHCworcestershires@nhs.net)  
[planningadministrationteam@sportengland.org](mailto:planningadministrationteam@sportengland.org)  
[info@hbf.co.uk](mailto:info@hbf.co.uk)  
[JDalton@worcestershires.gov.uk](mailto:JDalton@worcestershires.gov.uk)  
[enquiries@worcestershireswildlifetrust.org](mailto:enquiries@worcestershireswildlifetrust.org)  
[goodbusiness@hwchamber.co.uk](mailto:goodbusiness@hwchamber.co.uk)  
[mail@dialsworcs.org.uk](mailto:mail@dialsworcs.org.uk)  
[sde.servicedesk@education.gov.uk](mailto:sde.servicedesk@education.gov.uk)  
[ldvass@worcestershires.gov.uk](mailto:ldvass@worcestershires.gov.uk)  
[opss@worcestershires.gov.uk](mailto:opss@worcestershires.gov.uk)  
[pdss@worcestershires.gov.uk](mailto:pdss@worcestershires.gov.uk)  
[changingfuturefund@worcestershires.gov.uk](mailto:changingfuturefund@worcestershires.gov.uk)  
[info@worcsfwi.org.uk](mailto:info@worcsfwi.org.uk)  
[michael.goodall@fsb.org.uk](mailto:michael.goodall@fsb.org.uk)  
[correspondence@equalityhumanrights.com](mailto:correspondence@equalityhumanrights.com)  
[info@fieldsintrust.org](mailto:info@fieldsintrust.org)  
[enquiries@thecrownestate.co.uk](mailto:enquiries@thecrownestate.co.uk)  
[sphw@worc.ac.uk](mailto:sphw@worc.ac.uk)  
[ddale@worcestershires.gov.uk](mailto:ddale@worcestershires.gov.uk);  
[servicedesk@homesengland.gov.uk](mailto:servicedesk@homesengland.gov.uk)  
[thecoalauthority@coal.gov.uk](mailto:thecoalauthority@coal.gov.uk); [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)  
[consultations.mmo@marinemanagement.org.uk](mailto:consultations.mmo@marinemanagement.org.uk)  
[superfast@worcestershires.gov.uk](mailto:superfast@worcestershires.gov.uk)  
[info@worcsalc.org.uk](mailto:info@worcsalc.org.uk)  
[EMF.Enquiries@ctil.co.uk](mailto:EMF.Enquiries@ctil.co.uk)  
[Press@virginmedia.co.uk](mailto:Press@virginmedia.co.uk);  
[enquiries@wwutilities.co.uk](mailto:enquiries@wwutilities.co.uk)  
[CTiWorcestershires@hotmail.co.uk](mailto:CTiWorcestershires@hotmail.co.uk); [ctiworcestershires@gmail.com](mailto:ctiworcestershires@gmail.com)  
[enquiries@wlep.co.uk](mailto:enquiries@wlep.co.uk)  
[eht@worc.ac.uk](mailto:eht@worc.ac.uk)

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[wickhamfordpc@gmail.com](mailto:wickhamfordpc@gmail.com)

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[bpcbucklandparishbpc@hotmail.com](mailto:bpcbucklandparishbpc@hotmail.com)

[snowhillparish@gmail.com](mailto:snowhillparish@gmail.com)

[townclerk@chippingcampdentowncouncil.org](mailto:townclerk@chippingcampdentowncouncil.org)

[willerseyparishcouncil@btconnect.com](mailto:willerseyparishcouncil@btconnect.com)

[PlanningPolicyEnquiries@tewkesbury.gov.uk](mailto:PlanningPolicyEnquiries@tewkesbury.gov.uk)

[customer.services@cotswold.gov.uk](mailto:customer.services@cotswold.gov.uk)

[customerservices@gloucestershire.gov.uk](mailto:customerservices@gloucestershire.gov.uk)



## **APPENDIX 17. BROADWAY CONSULTEE LIST**

Broadway Bowls Club

Broadway Cricket C

Broadway Business Association

Broadway Football Club

The Broadway Trust

The North Cotswold Hunt

## **Comments and Responses**

### **Templates**

NDP 202 Consultees

Wychavon District Council

Broadway Consultees

Developers and other bodies

# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

Code	Name of Contributor	Organisation represented (where applicable)	Summary of Comments	Neighbourhood Plan Steering Group Response
<b>WYCHAVON CONSULTEES</b>				
001	Environment Agency		<p>Response comprises: a covering letter plus two documents “<i>Flood Risk and Coastal Change</i>” and “<i>Neighbourhood Plan Environment Agency consultation pro-forma/guide</i>”</p> <p>The covering letter recommends using their standard pro-forma (already forwarded to Wychavon) to check environmental constraints arising from allocation of Kennel Lane site (<b>HD.4</b>). (<b>This overtaken by SEA of that site.</b>)</p> <p>No further substantive comments unless Plan was to allocate sites in Flood Zones 2 or 3</p>	This is not the case
002	Canal and River Trust		No comments as they do not own or maintain canals in the NDP area	Noted
003	National Grid (through Avison Young)	Provides general guidance on developments near National Grid Assets within the Neighbourhood Area Boundary. These are the Gas	The two lines run roughly SE to NW beyond Childswickham and have minimal impact on the boundary of Broadway.	NOTED

## Broadway Neighbourhood Development Plan

### Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

		Transmission Pipelines from Churchover to Wormington and from Churchover to Wormington Duplicate.	
004	Natural England	No specific comments on the draft Neighbourhood Plan. Provide annexes on Planning and the Natural Environment and general issues to consider. These include Landscape, Wildlife, Protected species and Agricultural land, and approaches to improving the natural environment	NOTED
005	Historic England	Supportive of general context and objectives. Response comments:-  1. Broad scope and good coverage of historic environment. 2. VDS 2020 as “admirable in its detail providing an	Noted

# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

			<p>invaluable context for the Plan that will be of great assistance in guiding future development.”</p> <p>3. Policy requirements for master plans covering major developments and the production of design codes.</p> <p>“A well written, well-considered and fit for purpose document. Consider “an exemplary approach is taken to the historic environment of Broadway.”</p>	
006	Gloucestershire County Council	<p><u>General Comments</u></p> <p>Relate new homes policy to local school capacity</p> <p>School – linked LGS may be needed for future expansion</p> <p>Relate policies re flood risks and SuDS to National Policies</p> <p><u>Specific comments (Listed by page)</u></p> <p>p30 <b>HD.3</b> Add reference to additional benefits of SuDS</p> <p>p73 <b>LGS17</b> Note that, if flooded, LGS 17 may not be safe for recreational use</p> <p>p90 <b>NE.7.1</b> Improved wording of policy re rain water</p> <p><b>NE.7.2</b> Support, but modify text to allow for climate change</p> <p><b>NE.7.3</b> Change rainfall runoff to surface water runoff</p>	<p>This is a matter for the County Council as the Education Authority. New development (where applicable) will be required to contribute towards CIL</p> <p><b>ACTION</b> Rewrite to emphasize importance of SuDS and additional benefits</p> <p>Considered implicit in <b>HD3.d</b></p> <p><b>ACTION</b> Reference will be added to possible flood risk</p> <p><b>ACTION</b> Add reference to NPPF</p> <p><b>ACTION</b> Alter text to state “all developments” not just “proposals”</p> <p><b>ACTION</b> Text to be altered</p>	

# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

			<p><b>NE.7.4</b> Support, but include Flood Risk Assessment for developments &gt; 1ha in Flood Zones 2 or 3</p> <p><b>NE.7.5</b> Support, but possibly translate into policy</p> <p>p91 <b>5.3.73</b> paragraph supported</p> <p>p158 Change “water course” to one word</p> <p>p159 Support paragraph but remove section relating to requests for urban SuDS</p>	<p><b>ACTION</b> Add requirement for flood risk assessment</p> <p>Existing policies deemed to cover this</p> <p>Support noted</p> <p><b>ACTION</b> Change wording</p> <p>Support noted. Text will be modified</p>
007	Tewkesbury Borough Council		<p><u>General Comment</u> Why is Plan dated from 2006?</p> <p><u>Specific Comments (listed by page)</u> <b>7. Vision 5</b> Add “development” to “policies”</p> <p><b>18 HD.5.1.3</b> query - should add a policy limiting new housing to primary residence (e.g. Cornwall)</p> <p><b>34 HD.5.2</b> NPPF para 77 refers to rural areas in general, not open countryside.</p>	<p><b>ACTION</b> This is the SWDP plan period. QB will take advice from Wychavon DC regarding the ‘start date’.</p> <p><b>ACTION</b> Modify text</p> <p>St Ives-type policy not considered part of NDP due to a lack of evidence</p> <p><b>ACTION</b> Modify text to make clear that building in open countryside is exceptional (e.g. there must be proven unmet need or inadequate allocations)</p>

# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

		<p>52 <b>BE.4.5</b> Strengthen policy to protect Broadway's character, heritage and assets</p> <p>55. <b>BE.4.6.1</b> Strengthen policy to enhance listed buildings in accord with AONB, by removing intrusive/undesirable features</p> <p>73. <b>NE.2</b> Mention provision of alternative green spaces for community and recreation</p> <p>90 <b>NE.7.5</b> Flood control - - existing mitigation measures should improved as well as maintained</p> <p>102 <b>LET.1</b> Consider other "main town centre uses"</p> <p>106 <b>LET.3</b> Consider 2 separate policies, one for rural business and one for camping/farm shops</p> <p>110 <b>LET4.1</b> repeats LET 3.3</p> <p>112 <b>LET 5</b> Add reference to home working/self-employment</p>	<p><b>ACTION</b> Already emphasised, but change wording to strengthen</p> <p><b>ACTION</b> Modify text to emphasize importance of character</p> <p><b>ACTION</b> Possible replacement of LGS covered in response to Hunt</p> <p><b>ACTION</b> Modify text to emphasize improvement as important as maintenance</p> <p>Other uses must meet character/heritage requirements</p> <p><b>ACTION</b> Reorganize as suggested – <b>LET 3</b> for Rural Business, <b>LET.4</b> for Camping</p> <p><b>ACTION</b> These section to be rewritten</p> <p>Considered that this point is already covered</p>
008	Worcestershire County Council	<p>Plan is a thorough well-considered document demonstrating how heritage and landscape can play a central role in informing the character and design of future development in the village.</p> <p>There is everything Public Health would want to see in a</p>	<p>Support noted</p>

# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

		Neighbourhood Plan	
		<b>BE.7</b> Supportive of proposals. More emphasis on responses to climate change, noting Government target of zero emission by 2050	<b>ACTION</b> Text will be altered to include climate change target date
		<b>BE 7.1</b> Useful to set star energy rating for new developments under Home Quality Mark. (advice on fuel poverty)	<b>ACTION</b> Text will be altered to include and specify star rating for new developments
		<b>BE.7.2</b> Strengthen improvements to water efficiency in new homes	<b>ACTION</b> Modify text
		<b>BE.7.4</b> Support for resource efficient design	Support noted
		<b>BE.24</b> Agree that Master plans for significant developments are in line with District, County and National Policies	Support noted
		<b>NE 10</b> Supportive of tranquillity and dark skies policy. Helps enhance energy reduction	Support noted
		<b>COM. 2</b> Important initiative to support walking and cycling.	Support noted
		<b>5.5.29</b> Re-word with the help of WCC Public Rights of Way team and Cotswold Wardens volunteers etc	<b>ACTION</b> Modify text
		<b>5.5.30</b> No mention of Wychavon Way, running from	<b>ACTION</b> Alter text to include



# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

		<p>Droitwich to Broadway. The network includes part of the Cotswold Way, linking Chipping Campden to Bath. These provide important opportunities for residents, contributing to health and well being</p> <p><b>COM.3</b> Supportive of proposals on crime prevention</p> <p><b>COM 4</b> CP 5 Supportive of proposals on car parking</p> <p><u>General comments on policies/projects dealing with transport</u></p> <p>NDP may not achieve sustainable development and is not compatible with national and local policy for sustainable development and sustainable transport. No support for public transport and limited mention of any sustainable transport modes.</p> <p><b>HD4</b> Best practice not to increase car parking. More effective methods improving access for cycles and improving local passenger transport</p> <p><b>HD8</b> Expand to include improvements for pedestrian access and measures to promote choice other than car use policy and rationale for shift from vehicle to sustainable models</p> <p><b>BE 8</b> Expand policy to include transport modes,</p>	<p>Wychavon Way and walking opportunities</p> <p>Support noted</p> <p>Support noted</p> <p>NDP has no jurisdiction over public transport. This is not a land use policy. Other than a limited rural bus service and a heritage railway line the parish has limited access to sustainable transport modes</p> <p><b>ACTION</b> Reference will be made to increased access to cycle and better local transport</p> <p><b>ACTION</b> Text to be strengthened</p> <p><b>ACTION</b> Modify text to include other</p>
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# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

			pedestrian cycling and other transport matters	modes
			<b>HD.4</b> Concern about emphasis on access and parking	<b>ACTION</b> HD.4 policy will be rewritten, parking will be reduced
			<b>LET 1</b> Has limited plans for non-private vehicle travel	<b>ACTION</b> Text will be altered to include other transport
			<b>LET 2</b> Clarify policy is in accordance with WCC interim A Board Policy	<b>ACTION</b> WCC and Wychavon policies on A Boards to be included
009	West Mercia Police	Place Partnership Ltd	Policy <b>BE.3.1</b> welcomed and supported.  Suggest alter wording to “Development proposals will be expected to demonstrate how design has been influenced by the need to plan positively to reduce crime and the fear of crime through the incorporation of Secured by Design. Supporting Design and Access Statements should explain how this will be achieved.” Relate to NPPF 8,20,91(b), 95, 127, to SWDP 21, SWDPR 25 and SW Design Guide.  <b>BE.3.3</b> Replace Police Architectural Liaison Representatives” by Design Out Crime Officers”  <b>CP.3 Alter wording to make compliant with NPPF 8,26,32, 92 VDS 7.1</b> Suggest amendments	Support noted.  <b>ACTION</b> Wording will be altered and relevant references included.        <b>ACTION</b> Change will be made  <b>ACTION</b> The installation of CCTV cameras, incorporation of “secured by design” in new development schemes, and the appointment of

# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

			special constables to improve safety from crime will be added
010	Sport England	No comments specifically on NDP. Provides general guidance on the function of the body and details of where information can be obtained. Refers Steering Group to paras 96/97 Of the NPPF, which require LAs to need and strategies of indoor and outdoor sports facilities	There is no conflict with the NPPF as Broadway is well provided with facilities (football, cricket, bowling, recreation ground) to meet current and future need. A reference to Sport England's Active Design Guide will be included
011	Wychavon District Council	Generally well written, concise and informative. Robust evidence base. Policies provide clarity for decision makers. Support given for Community Projects. Criteria 1 and 3 similar. Could be amalgamated into one including reference to supporting NPDP and SWDP policies.  New Development Boundary around Leedons Park and Smallbrook Road is inappropriate. Further expansion is achieved by presumption against development in open countryside.	Support noted.  <b>ACTION</b> Text will be modified  <b>NOTED:</b> The development boundaries seek to define two existing areas of built-up development within the Neighbourhood Area which are detached from the main village in accordance with HD.1
		<b>HD.2</b> Make clear reference is to residential development on garden land	<b>ACTION</b> Text will be modified

# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

		<p><b>HD.3.2</b> contrary to Annexe 2 NPPF 2019</p> <p><b>HD.4</b> Include approximate housing capacity figure</p> <p><b>HD.5</b> similar to SWDP 16. Provide definition of “community-led”. <b>HD5.1</b> Amend policy to include reference to Registered Social Landlord”</p> <p><b>HD.6</b> Local Gaps seem extensive. Is identification of Development Boundary around Smallbrook area negated by Local Gap</p> <p><b>BE.6</b> Clarify needed for planning permission in conversions or extensions. Add support for contemporary or innovative design</p> <p><b>BE Project 1</b> Support for Design Review panels. Delete final sentence as discussions are confidential</p> <p><b>BE.7</b> Criteria are over and above current building regulations.</p>	<p><b>ACTION</b> HD 3.2 will be removed</p> <p><b>ACTION</b> Amend text to give figure. See FAQ Kennel Lane</p> <p><b>ACTION</b> Definition will be provided and text amended</p> <p><b>NOTED</b> Local Gap is a separate issue from development boundary</p> <p><b>ACTION</b> Amend to clarify that where planning permission is required for conversion it should comply with reference to contemporary or innovative design</p> <p><b>ACTION</b> Amend text to recognize confidentiality</p> <p>We are in a state of climate emergency, which has been recognised and declared by Wychavon Council. The intentions of the policy are sound.</p> <p><b>ACTION</b> Alter text to require Home Quality Mark principles to be maintained</p>
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# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

			<p><b>NE.3 LGS 15.</b> Inappropriate because of future moves.</p> <p>It is noted that the existing football pitch will need to be relocated. However, at present the existing ground is more than worthy of protection in the interim under LGS designation. NE.</p>
		<p>Other LGS are “rather large”, so PC Needs to be satisfied they meet criteria for inclusion.</p> <p>Each LGS has been independently assessed by professionals. None are deemed to be an extensive tract of land having regard to the advice in the NPPG and the actual size of the site commensurate with the size of the village and its resident and visitor population.</p>	<p>Only very small not fixed polytunnels are permitted development. Most large polytunnels are deemed to be operational development and therefore planning permission is required.</p> <p><b>ACTION</b> Text to be modified to recognise that this policy only applies to polytunnels which require planning permission</p>
		<p><b>NE.9</b> To a certain extent polytunnels come under permitted development. Size limit seems overly restrictive of NPPF 2019</p>	
		<p><b>LET.1</b> Justification or evidence to support restriction of hot food takeaway change of use</p>	<p><b>ACTION</b> Additional evidence needed to support this policy</p>

# Broadway Neighbourhood Development Plan

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		<p><b>LET.3.1</b> and <b>LET 4.1</b> appear duplicates. Put farm diversification in <b>LET.4.1</b> and delete in <b>LET.3</b></p> <p><b>COM.1</b> Word policy to include a broader definition of community facilities (Localism Act 2011)</p> <p>Settlement pattern Cheltenham Road and map p92 – check flooding zones</p> <p><i>Following comments are from Housing Strategy and Enabling Team</i></p> <p><b>HD.3</b> Clarify reference to low-cost starter homes in relation to starter homes. (What is meant by low-cost starter homes – government proposing term replaced by first homes). Are low-cost starter homes intended to be affordable housing? Refer to Wychavon Housing Needs Survey. Strong preference for social rent levels across the District</p> <p><b>HD.4</b> Will 1 and 2 bed homes be community led? Is there evidence that community-led housing is required in Broadway? No reference to affordable housing in HD.4 – SWDP 15 seeks 40% affordable housing on sites of more than 15.</p> <p><b>HD.7</b> Acknowledge predominant needs for 1 and 2 bed dwellings, lesser need for 3 and 4 bed. 40% 1-beds is a</p>	<p><b>ACTION LET 3</b> and <b>LET 4</b> rewritten as per Tewkesbury</p> <p><b>ACTION</b> rewording needed</p> <p><b>ACTION</b> check most up to date maps on the EA website. Produce clearer maps (more zoomed in)</p> <p><b>ACTION</b> amendments needed See FAQ on Affordable Dwellings</p> <p><b>ACTION</b> amendments needed Phrase removed as proposals do not conform with the definition of “Community Led”</p> <p><b>ACTION</b> amendments needed</p>
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			high proportion, with potential viability issues.	
<b>LANDOWNERS</b>				
012	Steelcase Stratfor Pension Life Assurance Scheme (Lygon Arms)	John Phillips Planning Consultancy	P81. <b>NE.4</b> Allocation of land to the Green Wedge does not conform with national or local policies or the planning judgment (APP/H18140/A?14/2215896) cited on p81/2– Protection may also be given under LGS and other landscape designations. The policy should be removed.	The FAQ Green Wedge presents the arguments for the designation. This land lies outwith the development boundary, and therefore is considered open countryside. The NDP does not support development outside the boundary.
013	London and Regional Properties (Lygon Arms)	John Phillips Planning Consultancy	P81. <b>NE.4</b> Allocation of land to the Green Wedge does not conform with national or local policies or the planning judgment cited on pp81/2. Protection may also be given under LGS and other landscape designations. The policy should be removed.  Some of the land proposed for the Green Wedge is part of the Lygon Hotel's operational land and thus <b>NE 4</b> conflicts with the existing SWDP35.	The FAQ Green Wedge presents the arguments for the designation.  This small part of the proposed Green Wedge can be removed from the allocation without undermining the proposal.  <b>ACTION</b> Amend plan.
014	North Cotswold Hunt	John Phillips Planning Consultancy on behalf of North	<b>1.3/1.8</b> Generally supportive of site redevelopment and development boundary. <b>1.11</b> supportive of 30 dwellings on site but amend to 30 nett.	<b>ACTION</b> Noted. Amend number

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<p>Cotswold Hunt Responses numbered as in document</p>	<p>The Hunt's position is that if they were to relocate they would need to generate funds from the existing site's redevelopment to pay for this. An alternative would be to relocate within land they currently own. They would wish this land to be identified in the plan, and suggest <b>HD1.2</b> is changed to allow them to move within their property holdings.</p> <p><b>1.9</b> Should include at the end of the sentence "or as otherwise provided for by this Neighbourhood Plan". This would allow the plan to identify an alternative location for the NCH Kennels and not preclude the re-provision of accommodation for hunt staff as is currently provided.</p> <p><b>1.10 Fig.12.</b> Development Boundary deemed insufficient, would like to extend to include Bowling Club and Hunt ancillary building. Relocate Bowling Green</p> <p><b>1.12/13</b> Policies <b>HD.3, HD.4</b> supported.</p> <p><b>1.14</b> 1 and 2 bed homes not consistent with housing mix in Plan, adopted SWDP or <b>HD.7</b>. Omit</p> <p><b>1.15 HD 4.2h</b> should be removed. Hunt Field should not be LGS.</p>	<p>Kennel Lane site would help to meet this specific need. This is entirely a matter for the NCH. It is not the responsibility of the Plan to identify an alternative location or to suggest a change to the Development Boundary for their needs.</p> <p>HD.1.2 relates to new dwellings in the countryside so is not relevant to the hunt relocation and any rural worker accommodation would be supportive under this policy</p> <p>Present site does not extend below boundary (Fig12). Extension not needed for current redevelopment. Relocation of Bowling Green unnecessary</p> <p>Noted</p> <p>Survey data show strong support for 1 and 2 bed homes. See FAQ. Retain</p> <p>Disagree. Protection of Hunt Field is a core part of the NDP and of the Green Wedge (see FAQ). The Hunt Field has been independently assessed against</p>
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# Broadway Neighbourhood Development Plan

## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

			the relevant criteria for LGS and more than easily qualifies for designation
		<p><b>1.16</b> Amend <b>HD.4.2</b> to extend site boundary allocation (Fig. 12)</p> <p><b>1.17</b> Remove Hunt Field from Green Wedge</p> <p>Paragraph <b>5.3.28</b> Appeal decisions cited in support of Green Wedge Policy do not reference land to the south of the High Street. The paragraph should therefore be omitted.</p> <p><b>1.19</b> Policy <b>NE.3</b> inconsistent with NPPF in that it does not set out types of development that would be considered not be to inappropriate.</p> <p><b>1.20 NE.3</b> should specify potential loss of an LGS should be mitigated by replacement. Specific reference to the Bowling Green.</p>	<p>Extension not needed for current redevelopment. Not supported by NDP</p> <p>See FAQ Green Wedge</p> <p>The appeal decisions are relevant and the paragraph should not be deleted. The appeal decisions support the principle of the concept of Green Wedges in Broadway.</p> <p>There is no need to reference the exceptions to Green Belt policy as outlined in para 145-146 of the NPPF. No other LGS policies in NDPs have been required to do this by an Examiner in order to meet the Basic Conditions.</p> <p><b>ACTION</b> Alter text to refer to possible LGS replacement. Bowling Green as LGS seen as correct, replacement not appropriate. Policy NE.3.2 makes it clear that in exceptional circumstances appropriate development can be supported providing alternative and appropriate green space is provided.</p>

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### Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

015	Rooftop Housing Association	RCA Regeneration Ltd	<p><b>1.21 Green Wedge</b> conflicts with National and Local Policy – Delete</p> <p><b>1.22</b> Repeat of comment 1.17</p> <p><b>1.25</b> Supportive of Community Assets, but should refer to possible relocation</p>	<p>See FAQ Green Wedge</p> <p>See FAQ Green Wedge</p> <p><b>ACTION</b> Revise text to refer to relocation under exceptional circumstances to an alternative and suitable location (SWDP 37)</p>
			<p>Object to Kennel Lane site on grounds that it is unsuitable and will not deliver affordable housing as per <b>5.1.12</b> because it is a previously developed site.</p> <p>Development would have a negative impact on village's historic character and conservation setting <b>5.1.30</b> and <b>33</b>. It would harmful to ANOB, contrary to NPPF 172 and result in environmental damage</p> <p>Consider this is "one of the most sensitive locations in the village and there are better locations.</p> <p>Concerns expressed over the effect on the setting of public right of way from Church Close.</p>	<p>See FAQ Kennel Lane</p> <p>This site offers affordable housing.</p> <p>The impact on the historic and conservation area deemed negligible and there are significant opportunities for enhancement. The site is within the AONB but is previously developed/industrial land, and does not contravene. No significant environmental damage would result.</p> <p>This description is considered incorrect</p> <p>The setting of the PROW is unlikely to be affected and continued access along the end of Church Close would not be affected.</p>

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			<p>Damage to Valued Landscape 7.</p> <p>Deliverability is questioned and viability not tested. Potential damage to businesses</p> <p>The remainder of the comments are concerned purely with a potential development for their clients off Sandcroft Avenue, outside the development boundary and abutting the Broadway bypass, and are not a comment on the NDP as such.</p>	<p>The development would not impact on any of the designated valued landscapes</p> <p>The landowners have confirmed their involvement. Businesses would not be affected. There is no requirement in Neighbourhood Plan making for site allocations to be viability tested.</p> <p>NDP does not approve of development outside of the development boundary.</p>
016	Greystoke Land, owners of Burgage Plots.	Pegasus Group	Client wishes to develop the site. Acknowledges that this land lies outside the development boundary, not in conservation area, is allocated as a Green Space in SWDP and within ANOB.	<p>Development outside the development boundary not supported by NDP. Development within ANOB is already subject to constraints. There is no obligation to allocate housing in the NDP. The QB is aware of a number of landowners who wish to develop their land. However, based on local evidence and opinion there is no appetite for allocating any more land than is already included in the NDP, this includes the Burgage plots which are seems an important green spaces</p>

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## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

			<p>within the village and not suitable for development.</p> <p>The QB in consultation with Wychavon believe that the proposed allocations in the SWDP and the NDP provide an adequate supply of housing allocations. The NDP supports Kennel Lane site (see FAQ)</p> <p>LGS and Green Wedge designations are separate to housing needs. These proposed designations are features chosen for preservation of the green and wildlife corridor and safeguarding of heritage. They have not been allocated in order to block development. The proposed LGS are designated in the Conservation Appraisal 2006 as “valuable buffers between the conservation area and modern expansion. Sites are important examples of Burgage land in Broadway; the rapid decline of ridge and furrow elsewhere make protection important</p> <p>See FAQ Green Wedge</p>
	<p>States that government intends to raise housing allocations. Objects to Kennel Lane plan implying therefore more housing allocation sites needed, e.g. Burgage land</p> <p>Critical of designation of the land as LGS, state designation needs to be consistent with housing need. Appears to imply that LGS are being used to block development. Queries heritage value as not in Conservation Area.</p> <p>Objection to <b>NE.4</b> (Green Wedge) as not covered by national policy</p>		

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017	G Farrow	McLoughlin Planning	<p>Asserts development compliant with SWDP and objects to non-allocation of this land.</p> <p>Objects to draft of development boundary under <b>H.D1</b> and <b>Fig. 3</b>.</p> <p>Asserts that SWDP supports infill development. Plea for modifying development boundary.</p>	<p>Development boundary previously set in SWDP and supported by NDP.</p> <p>Development of this area would have a negative impact on two heritage assets: St Michael's Church and Austin House as well as ANOB.</p> <p>Infilling only supported by NDP within the defined settlement boundary.</p>
018	Limes Developments	RCA Regeneration Ltd, land at Ridgeway Farm	<p>4 ha of agricultural land outside of development boundary. Acknowledges aims of NDP to conserve character and history of Neighbourhood Area, proportionate development, positive effect on environment and valuing the natural environment.</p> <p>Appended to vision statement a suburban layout of 65 units. Proposed access from Station Road.</p>	<p>NDP does not support development in open countryside.</p> <p>This would be an unsympathetic development detrimental to Broadway's setting in the countryside. This is open countryside enjoyed by many local users and visitors on PROW along Springfield Lane. This would be detrimental to the ANOB and result in a loss of valuable green space.</p>

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## Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

019	Turley	Amber Retirement Living	<p>Proposal for new assisted living development (use Class C2) north of Cheltenham Road</p> <p>Site is subject to a live planning application (20/01565/FUL) following detailed pre-application discussions and consultation. Scheme will provide much needed high quality assisted living facilities for residents</p> <p>Policy HD.1 wording not consistent with SWDP because use Class C2 developments may be permitted outside development boundaries.</p> <p>Para 5.1.3 of the NDP refers to shortage of affordable homes for local people and smaller homes for older residents. The NDP should meet the need for</p>	<p>This land is outside the Development Boundary. Development in open countryside is not supported by the NDP. The result of the planning application to Wychavon DC is pending</p> <p>The live planning application has provoked a significant amount of local objection. Objections have also been made by the District Councils Landscape Officers and Policy Officers, the Cotswolds AONB Board, The Parish Council and the Broadway Trust and there are outstanding concerns from the Highway Authority.</p> <p>The Amber Retirement proposals are not considered to fall within use Class C2, as on-site facilities are no different from use Class C3 sheltered housing/retirement living schemes. Additionally the site is not allocated and is not a windfall site.</p> <p>The NDP housing needs survey shows lack of affordable homes is a priority. There is no shortage of assisted living</p>
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		later/assisted accommodation in Wychavon and the demonstrable need for assisted living (in Broadway).	facilities in Broadway. There are already 5 existing large facilities and existing accommodation has not been fully taken up. The allocations proposed in the NDP will help meet identified local housing needs without further allocations.
		The NDP's pragmatic approach to conserving the landscape context of Broadway is supported.	NOTED. The proposed Amber Retirement site is in open countryside and is a valued part of the landscape surrounding Broadway. Development here would damage the context of the AONB and be contrary to SWDP 23A/B
		BE.1- Supportive of the design principles set out.	NOTED
		Supportive of Policy HD.8 and of COM.2	NOTED
		Cheltenham Road scheme proposes improvements for pedestrian access, transport access and traffic calming.	Improvements relate to site specific requirements needed for the development proposed and would not be needed otherwise. Direct benefits for exiting residents would be very

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			<p>limited. The requirement for traffic calming is currently unknown and the provision of calming (if deemed necessary) would not be a reason to allocate a large greenfield site removed from the village boundary for development which is not needed.</p> <p>NOTED</p> <p>NOTED</p> <p>Not considered realistic.</p>	<p>limited. The requirement for traffic calming is currently unknown and the provision of calming (if deemed necessary) would not be a reason to allocate a large greenfield site removed from the village boundary for development which is not needed.</p> <p>NOTED</p> <p>NOTED</p> <p>Not considered realistic.</p>
		<p>NDP review of traffic in village supported.</p> <p>COM.1 for community assets supported.</p> <p>Amber development would provide additional opportunity to improve intergenerational community events</p>		
020	Michael Davies (land owner)	Land at Kennel Lane	<p>Asserts that objectives of <b>HD4</b> and <b>5.1</b> would not be met by allocation of 30 houses at Kennel Lane. This will not deliver affordable housing as it is a previously developed site. It will result in loss of trees and vegetation. It would have a negative impact on historic character of the village. State <b>5.1.12</b> not achievable as only 40% of 30 units affordable.</p> <p>Queries deliverability due to multiple ownership</p>	<p>See FAQ Kennel Lane</p> <p>Impact on environment and conservation area deemed negligible. Most existing buildings in need of redevelopment or replacement. Currently serves mainly as a car park. Would meet identified affordable housing needs in Broadway, with further supply on Station Road allocation site.</p> <p>The different owners of the Kennel Lane site are jointly agreed on development. Deliverability cannot be guaranteed as this stage (see FAQ</p>



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				Kennel Lane)
			States <b>HD4</b> foresees diverse nature of development, cites ANOB as barrier, negative impact on a listed Hunt building, reiterates the danger of public right of way, concerned for negative impact on other businesses in village.	Impact on environment and conservation area deemed negligible. The land lies within AONB but is previously developed and industrial.
			<b>HD4 4.1.1</b> Add ‘predominately’ 1 and 2 bedroom dwellings This will not restrict commercially viable development proposals whilst ensuring more low cost/affordable provision over market value housing.	<b>ACTION</b> The text will be amended to support this proposal.
			<b>HD4.2</b> Add ‘must where possible’ adhere to. This does not allow the following statement to become a minimum requirement and would strengthen HD.4.2(i)	<b>ACTION</b> Agree, text will be amended
			<b>HD.4.2b</b> states access to Kennel Lane restricted to pedestrian, cycle and emergency service vehicles only This needs to be re-worded as it ignores Kennel Lane legality as ‘white land’ and as such is outside the jurisdiction of Parish, District and County Council. Property owners with garages on Kennel Lane have rights of pedestrian and vehicular access in perpetuity.	<b>ACTION</b> Wording will be amended to indicate that existing rights would be protected
			Extension of the existing Church Close car park with approximately 50 additional car park spaces. Suggest car parking extension without offering an alternative and more practical solution elsewhere on the site limits possible future use	<b>ACTION</b> This proposal will be removed from the NDP See FAQ Kennel Lane

## Broadway Neighbourhood Development Plan

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021	Peter Vaughan (land owner)	Joint owner of land on Cheltenham Road	<p>Land at Cheltenham Road should be proposed for development in the NDP</p> <p><b>BE1, a, c</b> promotes contextual design as “compatible and harmonious, suggests “responsive to” as better because otherwise interpreted as being copies of surrounding buildings instead of “good design.</p> <p><b>BE6</b> could include a policy to ensure alterations and extensions of houses have more local character</p> <p><b>BE8</b> remove “where necessary” to strengthen policy</p> <p>Concern over large allocation at Station Road which could result in large commercial building firm producing a soulless, off the peg estate, advocates several smaller architect/builders to tender.</p>	<p>This land is outside the development boundary. Development in open countryside is not supported by NDP.</p> <p>We consider that these points are adequately covered in the sections of 5.2</p> <p>BE.6 does include retention of local character.</p> <p><b>ACTION</b> Text will be amended</p> <p><b>ACTION</b> This suggestion has been included (Survey of residents favoured smaller developments of 10 houses or less, which would promote diversity of appearance)</p>
022	Worcester Diocesan Board, re land to west of railway line	Fisher German	<p><b>HD1: 5.1.1.5</b> development boundaries around Leedons Park and Smallbrook Road in conflict with SWDP</p> <p><b>5.1.12</b> points out that emerging SWDPR has not allocated KL site for 30 houses, only for car park and B1 uses. See also <b>5.1.30-33</b></p>	<p><b>ACTION</b> No longer part of NDP</p> <p>Memorandum of Understanding (2020) identifies the Kennel Lane site will be allocated for a maximum of 30 dwellings, including affordable homes (see FAQ) within a master Plan as part of the SWDPR</p>

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			<p><b>5.1.13</b> states much of increase of housing in Broadway (Fig 6) due to Leedons Park which is not part of planned growth in SWDP or growth associated with Broadway, more associated with Childswickham.</p> <p>Page 115, <b>COM1</b> fails to acknowledge the shop/garage at the station bridge, nor the new surgery under construction.</p>	<p>Leedons Park dwellings were included in Wychavon's planned growth for the period up to 2030</p> <p><b>ACTION</b> These will be included</p>
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**Broadway Neighbourhood Development Plan**  
**Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020**

BROADWAY CONSULTEES
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# Broadway Neighbourhood Development Plan

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023	The Broadway Trust	<p>The Trust is a community organization dedicated to the conservation and improvement of Broadway. The comments received come from the 6 Trustees.</p> <p><u>General</u></p> <p>The Trustees commend the Steering Group and particularly the editing sub-group for the work gone into the plan. Strongly supportive of open green space and Green Wedge policies as well as Valued Landscapes</p> <p><u>Specific comments</u> (numbered as in document)</p> <p>1 Make drafting more prescriptive</p> <p>2 Distinguish usage of “contaminated land” and refer to remediation (<b>HD.3.1</b>)</p> <p>3 Relate policies more closely to SWDP</p> <p>5 Include “St Ives” policy re 2<sup>nd</sup> homes</p> <p>6 Include stronger statements on negative features based</p>	<p>The Trust’s general support is noted</p> <p>Legal advice is not to change and ultimately this will be a matter for the Examiner as each Examiner has their own views on this.</p> <p><b>ACTION</b> Alter text and refer to Part 11A Environmental Protection Act 1990 to clarify usage</p> <p>Differences from SWDP policies reflect the NDP’s view of local needs</p> <p>After careful consideration a policy preventing second homes was not considered sufficiently necessary based on available evidence to form part of the NDP</p> <p>Conservation Appraisal deemed</p>
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	on Conservation Appraisal	sufficient to cover these points
	7 P17 Replace with more suitable photograph	<b>ACTION</b> Replace photograph
	8 <b>Paras 3.6-8</b> add references to AONB Management Plan	<b>ACTION</b> The text will be altered to make reference to the Cotswolds AONB Management Plan 2018-23
	9 Check population figure	Figure is corrected to approximately 3500
	10 Delete “houses of exceptional design”	<b>ACTION</b> This phrase will be deleted
	11 <b>HD2.d</b> Delete “significantly”	<b>ACTION</b> This word will be deleted
	13 <b>5.1.29</b> vs <b>HD.4</b>	5.1.29 deemed sufficient
	14 Status of Development Boundaries	<b>ACTION</b> The status of development boundaries will be clarified
	15 Need to define “over-development”?	Overdevelopment is a subjective judgement and is considered during the assessment of individual planning applications which are treated on their own merits.
	17 <b>HD 4.2d</b> - 3-storey housing inappropriate 1	<b>ACTION</b> Agree, text will be changed to specify 2-storeys only
	8 <b>Fig. 12</b> Access to Church Close	<b>ACTION</b> Text and Fig will be revised to

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			clarify access
	19 <b>5.1.12</b> change wording, clarify numbers		<b>ACTION</b> Change wording and clarify numbers
	20 <b>HD.5</b> Query wording, replace by SWDP 16,		<b>ACTION</b> Modify <b>H.D 5</b> Refer to SWDP 16 and to NPPF 79
	21 Queries wording of <b>Fig 13</b>		Disagree – keep figure
	22 Percentages/location for 3-5 bed houses		No change needed
	23 <b>HD.8</b> – delete “where possible”		<b>ACTION</b> Alter text to change wording
	24 <b>BE.2.1</b> Change “significant” to “major”		<b>ACTION</b> Alter text to change wording
	25 <b>BE.3</b> Delete “where necessary” and “where appropriate”		<b>ACTION</b> Agree first, but not second, alter text
	26. <b>5.2.24</b> Change “was established” for “are regulated by”		<b>ACTION</b> Change wording and make reference to Civic Amenities Act
	27 Refer to S.Worcs Design Guide. Define “over-large”. <b>BE.6.2</b> Clarify “kept to minimum”		<b>ACTION</b> Amend. “Over-large” and “minimum” covered by 6.1
	28 How does <b>BE.5</b> relate to <b>HD.1.2</b>		<b>BE.5</b> and <b>HD.1.2</b> are in agreement
	29 Change “major” for “large scale”		<b>ACTION</b> Alter text to change wording
	30 Notes absence of policies for several topics		

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				Policies for these not considered relevant to NDP as are covered in VDS
			31 Design Panels	Noted
			33 <b>NE.1.1.1</b> Mention protection of mature trees	<b>ACTION</b> Alter text to cover this point
			34 <b>NE.2.</b> Widen reference to Valued Landscapes	“Valued landscapes” has specific context (para 170 of NPPF), no change needed
			35 <b>NE.3.1</b> No development on LGS	LGS can be substituted in specific circumstances. No change needed.
			36 <b>NE.5.</b> Queries “unacceptable harm”	Wording adequate. No change needed.
			37 <b>NE.6.</b> change “which” to “to”	Wording adequate. No change needed.
			38 <b>NE 8.4.</b> Substitute “must” for “should”	<b>ACTION</b> Alter text to change wording
			39 <b>NE.10.</b> Standards required. Redraft.	Standards are considered not to be NDP responsibility.
			42 <b>LET.2</b> More guidance needed. Refer to Worcester/Wychavon publications.	<b>ACTION</b> Reference to be made to Wychavon and Worcester publications as sources of guidance
			43 <b>LET. 3.1, LET.4</b> Change “unacceptable harm”	<b>ACTION</b> Alter text to change wording
			44 <b>LET.4.</b> Add log cabins. Clarify “be in keeping”	<b>ACTION</b> Alter text to change wording



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			<p>45 <b>COM.1.</b> Relocation of community assets.</p> <p>46 <b>Community Projects</b> – should have been done before NP drawn up.</p>	<p><b>ACTION</b> Relocation of community assets possible under specific circumstance. Text will specify this</p> <p>Seen as follow-up to NP.</p>

## Broadway Neighbourhood Development Plan

### Pre-Submission Consultation Responses Landowners, Developers, Other Bodies – Oct 2020

024	Broadway Bowling Club		<p>The new access through Church Close will be very beneficial for our members.</p> <p>Touring sides arrive by coach – would ask that provision is made for this.</p> <p>Support policies <b>HD.4, NE.3, COM.1</b> and open spaces (page 152)</p>	<p>Comments noted.</p> <p>The final layout of the proposed Church Street car park will be for others. Coach parking is available in the long stay car park.</p> <p>Support noted.</p>
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## Summary of Residents' Responses

## SUMMARY OF RESIDENTS' COMMENTS PRE-SUBMISSION

Support for LGS 2, 3 Burgage Plots should be preserved	3
Opposition to parking in Back Lane and danger for pedestrians	2
Opposition to extension of parking off Church Close	5
Support for extension of parking off Church Close	3
Request for extension to Green Wedge to include land west of Springfield Lane	4
Support for gap between Broadway and neighbouring villages	1
Opposition to Kennel Lane development	13
Support for affordable housing	10
Support for affordable housing reserved for those with local connection	2
General support for Neighbourhood Plan	16
Opposed to second homes and letting properties	1
Support for HD4, NE3, Com1	1
Support for Green Wedge and green spaces	7
Support for more trees	1
Support for views	1
Support for landscape protection	1
Support for footpaths and their maintenance and for new paths	6
Concern over parking in residential roads	3
Support for control of A boards	1
Support for Kennel Lane proposal	3
Support for allotments	1
Opposition to further development	4
Support for dark skies	1

## NDP 202 Template – Comments and Responses - Residents

PAGE NR	PARAGRAPH NR	POLICY REF	PRESUBMISSION RESIDENT'S COMMENTS		ACTION or CATEGORY or COMMENT
73/74	NE 3.2	LGS 2, 3	<b>Resident</b> , These 2 plots should never be considered for any kind of development; Owners should be encouraged to continue to use these paddocks for agricultural/grazing purposes	<b>1</b>	Support noted for retention of burgrave plots
121	5.5.20		Casual parking in Back Lane should be banned. Suggests council should adopt lane and manage parking permits to fund upkeep of lane		Beyond remit of NDP
			<b>Resident</b> , Kennel Lane/Hunt integral part of village scene, loss by development deplored, expansion of Church Mews car park detrimental to green areas. Not needed as Station car park underused. Supports protection of rural feel of area to north of High Street.	<b>2</b>	see FAQ: Kennel Lane Action: Church Close car park extension removed from NP. Support for Green Wedge noted
		HD4a	<b>Resident</b> , Objects to plan for Church Close car park extension on grounds of increased traffic, danger to pedestrians, lack of analysis of impact traffic density, congestion, pollution and noise. Contrary to clean air aspirations	<b>3</b>	see FAQ: Kennel Lane Action: Church Close car park extension removed from NP.
		HD4c	Damage to quality of life for residents during construction. Questions the methodology of CP5, CP6, CP7. Advocates park and ride.		see FAQ: Kennel Lane; Action: Church Close car park extension removed from NP.
			<b>Resident</b> , Church Mews. objects to Church Mews car park extension on grounds of loss of value of his home, pollution, noise congestion, air quality loss, parking on double yellow lines by blue badge holders, loss of green space.	<b>4</b>	see FAQ: Kennel Lane Action: Church Close car park extension removed from NP.

PRESUBMISSION RESIDENT'S COMMENTS					
PAGE NR	PARAGRAPH NR	POLICY REF	PRESUBMISSION RESIDENT COMMENT		ACTION or CATEGORY or COMMENT
82	5.3.55	NE4	<b>Resident</b> , Calls for expansion of Green Wedge to incorporate land to west of Springfield Lane. Justified by being in line with development boundary in Policy NE2, Fig 24, page 65. Falls within Valued Landscape 11 page 71. This area identified in Biodiversity Action Plan protection of notable species in Policy NE6, section 5.3.66 Fig 29 and 30, pages 88-89	5	See FAQ Green Wedge
36		HD 6.3	<b>Resident</b> Expresses support for proposal to maintain gap around village and in particular HD 6.3 preventing infilling between Smallbrook Rd and A44	6	Support for local gaps HD6.3 noted
		HD 4.1  5.3.12 Valued landscapes	<b>Residents</b> , 5.1.12 suggests 30 houses, contradicting HD7 advocating clusters of no more than 10 houses with market housing mix not satisfying demand for small or starter homes. Will Kennel Lane preclude SWDP plan for 59 houses in Leamington Rd? or will Kennel Lane end up larger than 30 units? Support for KLOG. Plan silent on Hunt intentions and on Lygon expansion plans. Contradiction between 5.1.30 stating no suitable land in development boundary and 5.1.29 speaking of extending development boundary. View 1 from Tower as well as others would be compromised by Kennel Lane development. Criticism for promotion of Kennel Lane without benefit of CP4 and 5, with no proposal for Hunt area if Hunt relocates. Ignoring residents' request for more out of village parking and less traffic. Plan unambitious for village with little regard for cycle lanes and long-term parking.	7	See FAQ Kennel Lane  See FAQ Kennel Lane Action: Revise text  See FAQ Kennel Lane  Hunt relocation beyond remit of NP Action: Church Close car park extension removed form NP. CP4 and 5 will address concerns.

PRESUBMISSION RESIDENT'S COMMENTS					
PAGE NR	PARAGRAPH NR	POLICY REF	PRESUBMISSION RESIDENT COMMENT		ACTION or CATEGORY or COMMENT
			<b>Resident</b> impassioned plea for housing affordable for young. Points out that affordable housing targeted at over 55s. Refers to gap for those not eligible for Rooftop housing but unable to afford market housing requiring large deposits. Asking for allocations for this group.	8	See HD.5
			<b>Resident</b> message of support for the plan, feels it is professional and informative. Best outcome would be to rein in speculative developers.	9	Support for Plan noted
		5.1.46	<b>Resident</b> congratulations for thorough document that is easy to read. Objective of 5.1.46, attracting younger residents, not met: over 55s catered for but market housing beyond reach even of relatively well paid young couples/families, which is why they are moving to Gretton. Cites examples of speculative make-overs of houses bought for 1.2 million and sold for twice that.	10	Support for Plan  See Affordable Housing FAQ HD.4, HD.5, HD.7
			<b>Resident</b> Plaudits for Parish Council's efforts to support preservation of Broadway, but strongly opposed to Kennel Lane proposals and supportive of KLOG. Main issues: noise and environmental pollution, loss of amenity, etc.	11	Support for Plan See FAQ. Kennel Lane Action: Church Close car park extension removed from NP.
			<b>Resident</b> A very comprehensive document. The main point made is that Broadway's population has not grown greatly in over a hundred years but that the expansion of housing stock is largely due to second homes, letting properties and much housing bought for investment. Has made a survey of bins out for collection on Spitfire site, coming to conclusion that only about half of properties do so, suggesting that only half are inhabited. Asserts that Broadway's allocation of housing not meeting real peoples' needs.	12	Support for Plan  Noted. Existing allocations part of SWDP and beyond remit of NP



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			<b>PRESUBMISSION RESIDENT COMMENT</b>	
			<b>13</b> <b>Residents,</b> Strong endorsement of KLOG. Feel retail inaccurately characterised in Plan. Plan also fails to address motorbike noise nuisance. Why no public space protection orders. See KLOG arguments, e.g. brownfield status questioned, environmental impact ignored, Plan too much in favour of development. Comments on changing nature of commercial activity due to pandemic, questions any further expansion of retail premises. Unhappy about motorbike noise on Fish Hill.	See FAQ. Kennel Lane Action: Church Close car park extension removed from NP. FAQ Kennel Lane Too soon to assess how commercial sector will develop after pandemic. Beyond remit of NP
			<b>14</b> <b>Visitor,</b> Bowling Club member Strong support for HD4, NE3 and COM1, as well as in favour of restriction traffic in Kennel Lane, provided access to Bowling club maintained.	Support for Kennel Lane plan, LGSS and Community Assets
34		HD5	<b>Resident,</b> agrees fully with perceived need for affordable homes. More tree planting desirable. Support for green wedge	Support for HD.5, Green Wedge and tree planting noted
60		NE1	need to encourage planting of large trees to compensate for loss of elms	In NE.3
81		NE4	strong support for Green Wedge and its protection in future	Support for NE.4
11	3.7	3	support for views from village of Broadway Tower as very important	Support for Valued Landscapes
64	5.3.10 to 5.3.34	NE2	all these landscapes must be protected	Support for Valued Landscapes
41		HD8	paths within Broadway should be maintained to level suitable for disabled	Noted
126		COM2	New development should be encouraged to improve/make new footways available to all	Support for COM.2

PAGE NR	PARAGRAPH NR	POLICY REF	PRESUBMISSION RESIDENT'S COMMENTS		ACTION or CATEGORY or COMMENT
120		4	Car parking generally well catered for but problem of workers commuting to Broadway and parking in the Avenues and Sands Estate roads needs addressing.		Support for COM.1 Projects 4,5
105	5.4.15	LET2	A boards: they are a necessity to direct people to businesses but should be subject to control as to where placed and to conform to an approved design.		Support for LET.2.2
			Broadway Plan a wonderful document!		Support for Plan
82	5.3.55	NE4	<b>Resident</b> , Fields to west of Springfield Lane should be included in Green Wedge and be in line with development boundary. This also falls inside Valued Landscape 11 on page 71. This area already under biodiversity plan along railway cutting.	16	See FAQ Green Wedge
			<b>Resident</b> , praises plan as beautifully capturing essence of Broadway. Obviously much thought and hard work has gone into it. Recognises that village a special community surrounded by outstanding countryside. Committee has shown good understanding of needs of all residents whilst recognising Broadway's economic survival.	17	Support for Plan noted
120	5.5.20		<b>Resident</b> , Thanks Eliz Eyre for chairing meeting in Lifford Hall re parking in Sands. Wishes to have double yellow lines more extensively to include Bloxham Road	18	Support for COM.1 Projects 4,5
	5.5.17		Beautiful and historic High Street dangerous due to speeding and wishes pedestrianisation between Leamington and Snowhill Roads. Supports Kennel Lane parking as dearth of parking generally.		Support for COM.1 Projects 6,7 Beyond remit of NP. NP seeks to reduce village centre parking.

PAGE NR	PARAGRAPH NR	POLICY REF	PRESUBMISSION RESIDENT'S COMMENTS		ACTION or CATEGORY or COMMENT
127	5.5.29		Walking important to health and better for village. Plea for Back Lane and footpath to be maintained as currently in dangerous state for walkers.		Support for COM.2 Back Lane outwith scope of Plan
			<b>Resident</b> , Support for Kennel Lane proposal, feels extra parking could address Sands Estate parking issues.	19	Support for Kennel Lane noted
			Co-op/ Back Lane, lack of parking, danger to pedestrians		Back Lane outwith scope of Plan
			Highlights local flooding problem at Sands due to poor maintenance of drains and parked cars preventing leaf sweeping and gully emptying.		Covered in NE.7
			Calls for affordable housing, social housing in moderation. Support for Youth Centre, concern re over planning (?development meant) Protect environment and character of village. Better Broadband needed		See HD.5 and COM.1 Noted See Affordable Housing FAQ HD.4, HD.5, HD.7 Broadband beyond remit of NP
			<b>Resident</b> , Life-long resident of village makes plea for affordable housing accessible for young generation of villagers instead of second homes of which there are too many now.	20	See HD.5
81	5.3.53/4	NE4	<b>Resident</b> , Stresses importance of maintaining Green Wedge esp. fields adjacent Averill Close/Snowhill Road/footpath to Belle End at end of Morris Road.	21	Support for Green Wedge noted

				PRESUBMISSION RESIDENT'S COMMENTS		
PAGE NR	PARAGRAPH NR	POLICY REF		PRESUBMISSION RESIDENT COMMENT		ACTION or CATEGORY or COMMENT
126	COM2.1, 2.2			Vital to maintain and increase footpaths, deplores closure of footpath along Highworth, as well as replacement footpath around flood prevention scheme. Generally supports the NDP and its aim to contain development and protect the village. Thanks all those involved in creating this good and comprehensive plan.		Support for COM.2 noted  Support for Plan in general noted
				<b>Resident</b> , Excellent document, easy to read, well organised and illustrated. Concern over development boundary to north of High Street including 2 Burgage plots and land beyond Lygon boundary (Fig 3). Green Wedge has been compromised by planning approval for paved car park adjacent Meadow Orchard. Deplores plans to create further parking in Green wedge on Lygon land as well as helipad.	22	Support for Plan noted See HD.1 See FAQ Green Wedge
				<b>Resident</b> , Praise for a well written plan, Broadway's best interests at heart and realistic look ahead for younger generation. Would like to harness residents to help/volunteer as they did during lock down. Questions how funds to be managed. Praise for flood works. Supports green lung concept. Need for second pedestrian crossing at Learnington road end of High Street. Refresh outdoor gym in play park	23	Support for Plan Noted but beyond remit of NIP
				<b>Resident</b> made the following comments:	24	
13	13			helpful to establish development options		Support
18	5	1, 2		Fully supports		Support for 5.1
	5	1.3		suggests focus on Bibsworth for affordable homes useful		Outwith scope of Plan

				PRESUBMISSION RESIDENT'S COMMENTS		
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19	5.1.4			supports that development boundary is agreed and maintained		Support
20	5.1.8			Leedons park is a blot on Broadway landscape, any further development should be resisted		Noted
21	Fig 3			concerned that Kennel Lane site is very near kennels and may be reason for noise problems or complaints.		See FAQ Kennel Lane
25-26	5.1 (?)			The attraction of Broadway as a tourist destination depends on minimising further development except acceptable infill. Further rural sprawl will diminish its attraction. ANOB status should aid in restricting development.		Noted
31		HD4		Assumes Kennel Lane will continue as access to Hunt Kennels		See FAQ Kennel Lane
39		HD7		Development next to new surgery should include affordable houses.		Noted. See Affordable Housing FAQ HD.5
59 73	5.3		also pertains to NE3	Concern that expanding population means public spaces and footpaths are becoming crowded, particularly with increased dog ownership. The open space adjacent Highworth needs to be protected to maintain its continuing use.		Noted
86	6.1	NE6		Important paragraph		Support for NE.6 noted
120	5.5			The more parking provided the more problems are created. Suggests congestion charge, more peripheral parking rather than in centre.		Support for COM.1 projects 4,5 noted
129	5.5.32-37			Much in favour of allotments which enhance community identity. An ideal site would be field adjacent the Sands with decaying decaying barns.		Support for COM.3 noted
24	5.1.12			<b>Residents</b> As only 7% in survey supported a single large development of 20+ houses, so why should there be as many as 30 on Kennel Lane site?	25	See FAQ Kennel Lane

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24	5.1.12		What about Amber Group's proposal on Cheltenham Road? Would this not be better for housing? Or is more to come?		NP does not support development outside of development boundary
25	5.1.18	HD4	Only part of Kennel Lane site is brownfield, green area should be preserved as part of green wedge. Strong supporters of KLOG, and go on over 7 pages to enumerate the arguments in the KLOG submission: loss of trees, too large a development, traffic problems in Church Mews/Church Street, noise and other pollution, speeding, construction traffic nuisance, loss of habitat, visual impact of 3 storey buildings, if Hunt site included this represents a very large impact on village. Support for allotments.		See FAQ Kennel Lane  Action: Church Close car park extension removed from NP.  Action: 2 storey limit for houses.  Support for COM.3
129		COM3			
155	5.3		Concern over speeding in Church Street/Snowhill road where poor provision for pedestrians but much used by tourists up to St Eadburgha's.		Support for COM.1 project 7
			<b>Residents,</b> Message of support and thanks to the steering group with hope expressed that reform of planning will not undo the stated aims.	26	Support for Plan noted
82	5.3.55/56 5.3.66	NE4 NE6	<b>Residents,</b> Would like Green Wedge to extend to north and west of Springfield Lane to railway cutting. This would also support wildlife corridor and protect species.	27	See FAQ Green Wedge
165	7.4		<b>Resident,</b> Under Major Developments the very substantial Highworth development is omitted, which is highly relevant when considering whether Broadway is now saturated with new buildings and at major risk of losing its unique village character.	28	Noted. Highworth included ref HD.1

				PRESUBMISSION RESIDENT'S COMMENTS		
PAGE NR	PARAGRAPH NR	POLICY REF		PRESUBMISSION RESIDENT COMMENT		ACTION or CATEGORY of COMMENT
31 73 152		HD4 NE3 COM1	open spaces	<b>Resident,</b> Supports these policies. Is Bowling Club member. Supports broadly but concern over unmanaged parking, excessive tourism overwhelming village. Supports open space policy	29	Support for Plan noted
				<b>Resident,</b> Station Road: how can development go ahead when sewers cannot cope? No new homes until sewage infrastructure upgraded.	30	Noted, references in BE and NE
				<b>Resident,</b> There should be no more building in Broadway. When I came here 20 years ago it was a village, now Russels and Spitfire developments, and Station road to come, will be a town. What happened to the green belt?	31	Noted
30/31 31-33	5.1.28/29 5.1.30-33	HD3 HD4		<b>Resident,</b> Query about how far vehicular access would be from footpath to Kennel Lane and stating no new building should exceed 2 storeys. What timescale for this proposal? Development should conform to Policy NE10 and particularly to NE.10.1 all to do with dark skies and light pollution (NE10.3/4/5), policies she fully supports. Reference to 5.3.82 which she supports.	32	See FAQ – Kennel Lane 2 storey limit now incorporated in NP Support for NE 10 Support
		BE.4		Can burgage plots be expressly referred to under Heritage Assets stating that nearby must not be harmed development that is overbearing or visually detracts from the asset?		Noted, already stated
		NE3		points out that there is no mention of burgage plots lost to development (do we know of any?)		Noted. These Burgage Plots are the last examples in Broadway.
		LET.1		Asks whether a paragraph could be inserted limiting the number of street trader licences for Broadway.		Revise text

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			<b>Resident,</b> Plan is excellent, thanking committee.	<b>33</b>	Support for Plan
28	Fig 39		Comments that this figure shows public rights of way but omits showing public bridleways, e.g. Bibsworth lane, requesting this be amended.		Revise Figure 39
		HD4, NE3, COM1, Open spaces, NE11 & 15, 5.3.33, NE4, Fig 39	<b>Resident,</b> Supports these policies  Supports keeping and maintaining these public rights of way.	<b>34</b>	Support for Plan
			<b>Resident,</b> opposes Kennel Lane proposal on grounds of excess traffic, noise and other nuisance, pointing out she has to sit in car park queue to access own home. Unhappy at loss of green space and habitats associated with this development.	<b>35</b>	See FAQ-Kennel Lane Action: Church Close car park extension removed from NP.
			<b>Resident,</b> Expresses agreement with the plan he has read cover to cover.	<b>36</b>	Support for Plan
			<b>Residents,</b> Opposes Kennel Lane car park extension on environmental grounds, as well as encouraging more vehicular traffic. Feels extra parking should be achieved by expanding Childswickham Road car park. Suggests there should be more disabled spaces at Church Close and a price differential, prominently visible on road to encourage people to use cheaper parking at periphery, e.g. 50% less for longstay.	<b>37</b>	See FAQ-Kennel Lane and COM.1 projects 4,5  Action: Church Close car park extension removed from NP.



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			<b>PRESUBMISSION RESIDENT COMMENT</b>		
			<b>Resident,</b> congratulates the committee for its clear and comprehensive plan, saying she agrees with much of the content. Notes that the numbers for the Station Road site have crept up from originally 40. Also enclosed copies of submission to WDC re SWDP, rather faint and difficult to read.	38	Support for Plan  Noted
60		NE1.1	<b>Resident,</b> Vigilant patrolling required to avoid issues such as 20/01030, application to extend garden into agricultural land and erect unsightly fencing (now approved)	39	Noted
81		NE4	On reading the planners' briefing notes for 20/01030 he notes that this overrides the BNP recommendations. He hopes that when the plan is adopted this will carry enough weight.		Noted
86		NE6	He approves of the aim but cynical that WDC will respect these points		Noted
31		HD4.1	Would like to see 1 and 2 bedroom houses allocated to village people only, not for outsiders.		Noted, local aspect referred to Affordable Housing FAQ HD.4, HD.5, HD.7
			Major development Lygon Arms. Is worried by tactics being used by applicant serve to confuse. He hopes Parish Council will nominate and individual to track, alert and brief on the games being played by the applicant.		Outwith scope of Plan
31		HD4	<b>Resident,</b> This is an excellent, well thought out document. Supports Kennel Lane proposal with restricting Kennel Lane to emergency vehicles, pedestrians and cyclists.	40	Support for Plan Support for Kennel lane
73		NE3	Totally supports this, essential that green spaces are preserved, esp. bowling green, football pitch and cricket ground.		Support for LGS

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115		COM1	Supports this, Community assets and amenities vital for well being of the community		Support for COM.1
152		5.1	It is essential that these formal spaces are retained in order to facilitate sporting activities in the village.		Support for LGS
30-33		HD4	<b>Residents</b> , Objection to proposals re Kennel Lane/Church Close on grounds of traffic overload. Supporters of KLOG objections. Enumerates noise and pollution, traffic queues and obstruction, speeding, coaches and lorries turning, loss of green space.	41	See FAQ-Kennel Lane Action: Church Close car park extension removed from NP.
		HD4	<b>Residents</b> , Objects to Kennel Lane proposal and fully endorses KLOG views. Doubts it is sensible to increase village centre parking preferring peripheral parking. <u>Conflicts with 5.5.21 page 122</u> "inadvisable to create more parking near village centre...unsightly...perverse incentive for more car journeys.	42	See FAQ-Kennel Lane Action: Church Close car park extension removed from NP.
		HD4.1	Questions need for more retail space. Observes that towns that have moved to peripheral location of retail experience detriment of High Street. Already many empty shop premises.		Noted
			<b>Resident</b> , Very comprehensive, thoughtfully constructed (plan) giving due consideration to all key elements of the village	43	Support for Plan
50		BE2	Where Master Plans include developers' monetary or other contributions to community infrastructure such provisions should be contractually enforced		Noted
73		NE3	Should development be agreed for green space plans should ensure existing public rights of way or commonly used pathways are not compromised or acceptable alternatives are provided.		Noted, Action: revise text

PAGE NR	PARAGRAPH NR	POLICY REF	PRESUBMISSION RESIDENT'S COMMENTS		
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102		LET1	Retail development / redevelopment planning should take due regard of importance of Broadway not just as a local attraction and a local community but as a retail and leisure centre for the many surrounding town and villages.		Noted, Action: revise text
120			Community Project 4 very supportive of this together with Comm Project 8 to allow well thought out provision of pedestrian access from car parking for COM.1 projects to village centre.		Support for COM.1 project 4 and COM.2 project 8
123			Comm Project 5 as above and to take into account Comm Project 6 Traffic		Support for COM.1 projects 4,5
127			Comm Project 8: Very supportive, esp. of improvements of public paths for connectivity between residential areas and other key points.		Support for COM.2 project 8
			<b>Resident</b> , Surely Broadway has had enough new houses built recently? However the needs of young first-time buyers has not been addressed by the recent developments. Green open spaces, esp. in ANOB, need protection, not to be built on. Visitors come because of these amenities. Broadway's infrastructure is stretched and needs addressing before further development. Dedicated cycle lanes would promote healthier journeys.	44	Noted, included in Plan  Support for LGS, Green Wedge  Noted  Noted

PRESUBMISSION RESIDENT'S COMMENTS			
PAGE NR	PARAGRAPH NR	POLICY REF	PRESUBMISSION RESIDENT COMMENT
			<p><b>45</b></p> <p>Resident, Thanks and praise for the work in producing this pre-submission document. However, they feel it is too long and complicated for most residents to cope with, and they suggest a more succinct overview would enable more to understand it.</p> <p>Opposed to Kennel Lane proposal and endorse the KLOG submission by Sue and Tim Plews.</p> <p>Would like for there to be a park and ride facility instead.</p> <p>Suggest would be better to have houses on Station Road allocation rather than in Kennels area, or enlarging development boundary beyond station railway bridge to accommodate more houses.</p> <p>Dispute need for more retail, with attendant increase in traffic.</p>
			<p><b>46</b></p> <p>Resident, congratulates authors of report, "missed nothing and written in understandable language"</p> <p>Wishes this plan to be accepted to ensure open spaces not lost to development. Character of village to be maintained. Affordable housing needed due to high house prices here.</p> <p>Hope that this plan can mitigate the proposed reform of planning in England.</p>
			<p><b>ACTION or CATEGORY or COMMENT</b></p> <p>Support for Plan</p> <p>See FAQ-Kennel Lane</p> <p>Action: Church Close car park extension removed from NP.</p> <p>Park&amp;Ride outside of NP remit</p> <p>Noted</p> <p>Support for Plan</p>

PAGE NR	PARAGRAPH NR	POLICY REF	PRESUBMISSION RESIDENT'S COMMENTS	ACTION or CATEGORY or COMMENT
		HD4.2a  COM	<p><b>Kennel Lane Objection Group</b></p> <p>Objection 1: opposed to traffic access from Church Close with no analysis of traffic consequences. No reference to above in Community Projects 6 and 7, but other roads are mentioned.</p> <p>Objection 2: opposed to further parking. also see Obj. 1. Point out contradiction with paragraph 5.5.21 which states "inadvisable to create more parking near village centre"</p> <p>Objection 3: loss of green space and habitat. Brownfield status not correct.</p> <p>Objection 4: assert estimate of 350 additional vehicle movements daily</p> <p>Objection 5: Existing traffic problems exacerbated. Route of Cotswold Way omitted in map of Rights of Way page 128.</p> <p>Observation 1: GWSR car park underused, suggest could be park and ride. (?evidence)</p> <p>Observation 2: Church Close car park should be reserved for blue badge holders and electric cars only. Restructure pricing policy to make parking at periphery more attractive to visitors.</p> <p>Observation 3: similar situation in Back Lane with traffic problems. Advise not to compound problem by squeezing more development into Broadway historic centre.</p>	<p>See FAQ-Kennel Lane</p> <p>Action: Church Close car park extension removed from NP.</p> <p>Back Lane outwith Plan scope</p>
			<p><b>Resident,</b> Observation that the plan is potentially overshadowed by the government's proposal for radical reform of planning system.</p>	Noted
			<b>Residents</b> expressed support for the Plan	General Support for Plan

PAGE NR	PARAGRAPH NR	POLICY REF	PRESUBMISSION RESIDENT'S COMMENTS		ACTION or CATEGORY or COMMENT
30-33		HD4	<b>Resident,</b> Objects to traffic access from Church Close to Kennel Lane site. Notes that this proposal dependent on above access. Criticises no mention of traffic consequences in plan and no traffic analysis. This should be remedied in new draft.	50	See FAQ Kennel Lane  See CO.1 projects 6,7
123-126	Com projects 6 and 7	COM1	No reference to Policy HD4.2 to Kennel Lane and Church Close. Why not when changes to other roads are to be considered? Traffic consequences of HD4.2 considerable and permanent.		See FAQ Kennel Lane (HD4.2 cited) COM.1 project 6: PC to commission a comprehensive report See COM.1 project 7 ( High Street access) not relevant to Church Close.
			Objects to expansion of Church Close car park in Policy HD4.2c which fails to mention analysis or mention of traffic consequences.		COM.1 projects 6,7 as above will address this. Action: Church Close car park extension removed from NP.
			Why does Policy HD 4.2c prejudge outcome of CP5		It does not.
			Conflict with Paragraph 5.5.21 which states village centre parking not advisable.		Action: Church Close car park extension removed from NP.
			Too much traffic in Church Close, during construction and due to 50 extra car parking spaces. Asserts extra 350 traffic movements.		Figure of 350 not determined by analysis or survey
			Too much traffic in Church Close, during construction and due to 50 extra car parking spaces. Asserts extra 350 traffic movements.		Figure of 350 not determined by analysis or survey

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			PRESUBMISSION RESIDENT COMMENT		
			Observes that 1) GWSR car park underused, 2) spare capacity in new surgery car park at weekends be used, 3) Church Close existing car park should be used for Blue Badge holders and electric cars, 4) the pricing of parking and times allowed be reviewed to restrict use of existing car park, 5) no evidence for Kennel Lane being an accident hotspot, 6) similarity with Back Lane traffic problems.		See FAQ Kennel Lane 1) Noted 2 Surgery car park is private property 3/4 matters for WDC and COM.1 projects 4,5 Action: Church Close car park extension removed from NP.
			Wishes to see NDP take a stance on Broadway being included in Cotswold National Park		Revise text
	5.1.12		<b>Resident</b> , Questions inclusion of Kennel Lane site in allocations, as not in SWDP. Wishes to know why considered brownfield. Acknowledges that KL site deemed acceptable as land available for development. Questions method of deciding which sites were included, wants confirmation that there was a review of every other site by NDP committee. Asserts inconsistency in treatment of Lygon Arms site and Kennel Lane. Asserts detrimental impact on Listed Building (Hunt), on conservation area and archeology. Is non-brownfield land for development within development boundary?	<b>51</b>	FAQ Kennel Lane  Not within scope of NDP, decided in SWDP  Noted Noted yes
			<b>Resident</b> , Comments that plan well presented and largely well thought out. Questions need for further development. Feels Kennel Lane development case not made. Queries meaning of affordable housing. Feels cycling irrelevant for the predominantly elderly population.	<b>52</b>	Support noted Comments noted

## **APPENDIX 21. DOCUMENTS USED IN THE NDP**

### **NATIONAL BACKGROUND DOCUMENTS**

National Planning Policy Framework (2019)

<https://www.gov.uk/government/news/uk-house-price-index-hpi-for-june-2017>

Living with Beauty: Report of the Building Better, Building Beautiful Commission  
(<https://www.gov.uk/government/publication>)

Creating Space for Beauty, Interim Report of the Building Better, Building Beautiful Commission (as above)

The Future of Food and Farming: Challenges and choices for global sustainability, Government Office for Science / Foresight (2011)

Town and Country Use Classes Order 1987 as amended

Superfast Broadband Programme Evaluation. Annex B: Economic Impacts. July 2018. and

Subjective Wellbeing Analysis of the Superfast Broadband programme. July 2018,

both available at <https://assets.publishing.service.gov.uk/government/uploads/system/uploads>

Countryside Commission (1966) Village Design: Making local character count in new development.

Biodiversity 2020, A strategy for England's wildlife and ecosystem services  
([www.gov.uk/government/publications/](http://www.gov.uk/government/publications/biodiversity-2020) biodiversity-2020)

<https://www.gov.uk/government/statistics/england-biodiversity-indicators>

[https://www.swdevelopmentplan.org/wpcontent/uploads/2012/08/biodiversity.\\_Changes2012](https://www.swdevelopmentplan.org/wpcontent/uploads/2012/08/biodiversity._Changes2012)

England Biodiversity Indicators, DEFRA 2019

### **WORCESTERSHIRE CC DOCUMENT LIST**

South Worcestershire Development Plan (2016)

South Worcestershire Design Guide (2018)

Environment Agency Flood Risks. Flood Risk Management in Worcestershire, Annual Report (2017)

Biodiversity in Neighbourhood Planning. Worcs CC Neighbourhood Planning Service

Worcestershire Habitat Inventory. Strategic Planning and Environmental Policy, Worcester

Historic Environment Record Search (Parish Search for Broadway NDP 2017)

Parish Search for Broadway Neighbourhood Development Plan (2017)



<https://www.swdevelopmentplan.org/publications/supplementary-planningdocuments/affordable-housing-spd>

#### WYCHAVON DC DOCUMENT LIST

Wychavon District Council Local Plan (2006). ([www.wychavon.whub.org.uk/home/wdc\\_planning-localplan.htm](http://www.wychavon.whub.org.uk/home/wdc_planning-localplan.htm))

Broadway Conservation Area Appraisal (2006)

<sup>1</sup> Broadway Parish Profile, (November 2017)

Superfast Worcestershire. Wychavon District Council Rural Panel. March 2018. Available at: <https://www.wychavon.gov.uk/documents/10586/8291271>

<https://www.wychavon.gov.uk/planning/planning-policy/neighbourhood-planning/broadway-neighbourhood-plan>

Wychavon District Council Local Development Framework – Biodiversity Supplementary Planning Document

Broadway Tree Strategy November 2001.

#### COTSWOLD AONB DOCUMENT LIST

Cotswold AONB Management Plan 2018-23

Cotswold Conservation Board Position Statement: Development in the setting of the AONB.

Cotswold Conservation Board: Tranquillity and Dark Sky Position Statement (2010)

<https://data.gov.uk/dataset/fde7edbb-34e4-466c-8ec3-bdab871f19d9/wychavon-district-council-tree-preservation-orders>

#### BROADWAY PC DOCUMENT LIST

Broadway Neighbourhood Plan Survey (2017)

Broadway Village Design Statement (2017/2020)

Broadway Parish Plan (200)

Mood Card Survey (2017)

Independent LGS Assessments, Avon Planning Ltd

#### ADDITIONAL DOCUMENTS

Historic England, Historic Environment Record: Parish Search for Broadway

Residential Developments and Trees, Woodland Trust (Jan. 2019) and Hedges and Hedgerows - the Woodland Trust's Position, Woodland Trust (Feb. 2013)

Polytunnels Planning Guide June 2018, Herefordshire Council

[www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels\\_planning\\_guide\\_2018.pdf](http://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels_planning_guide_2018.pdf)

[www.exeter.ac.uk/news/featurednews/title\\_568286\\_en.html](http://www.exeter.ac.uk/news/featurednews/title_568286_en.html) and International Dark Sky Association website: [www.darksky.org/light-pollution/wildlife/](http://www.darksky.org/light-pollution/wildlife/)

<sup>1</sup> Historic Building Features, Cotswold District Local Plan 2011-2031: Appendix D Cotswold Design Code.

Appendix 22

**Copies of all comments in full available as paper copies from Parish Office**

**Strategic Environmental Assessment of Broadway's Neighbourhood  
Development Plan available at Parish Office**

## **APPENDIX 24. INTEGRATION OF THE NDP WITH THE PARISH COUNCIL**

### **BROADWAY PARISH COUNCIL UPDATE MAY 2021**

#### **Integration and Ongoing Communication of the Broadway Neighbourhood Development Plan**

The 'qualifying body' for the Neighbourhood Development Plan, referred to as 'The Plan', is Broadway Parish Council. As a result, the Parish Council has set up a Steering Group to facilitate production of the Plan together with a number of volunteers who have come forward and expressed an interest in helping to create a Plan.

The Steering Group is made up of Parish Councillors and people in the village with relevant expertise or an interest in driving the plan forward. The Steering Group reports regularly to the Parish Council who must approve the final draft for submission. They will operate in accordance with a set of rules known as the Terms of Reference.

As part of the ongoing integration of the Plan into the Parish the Parish Council has reviewed 'The Plan' and is restructuring the council ready to align with the key areas covered within it. The subcommittees will be required to meet in between the main Parish Council meetings to progress the scope and action of each sub-committee. Each Chair will report on progress during the main Parish Council meetings and highlight any decisions which need to be taken by the councillors collectively.

The following committees were formed at the Parish Council meeting on 20<sup>th</sup> May 2021 ready for the next main meeting on 24<sup>th</sup> June 2021.

#### **SUB-COMMITTEES:**

Leisure, Community and Wellbeing; Environmental and Sustainability; Safety and Security;

Finance; Planning; Tourism/Business/Visitor Management Group;

Emergency Committee; Publicity

In addition to direct communication and consultation by the Neighbourhood Plan Steering Group, updates to the Parish will be provided via the Parish Website, Parish Notice Boards in the village, the Broadway Newsletter and also the Parish Fair in September 2021.

## **Appendix 25: Examination Preliminary Finding Note dated: 22 October 2021**

### **NOTE**

#### **PROCEDURAL ISSUES – BROADWAY NEIGHBOURHOOD PLAN**

##### **The Background**

I have been appointed by Wychavon District Council ('the District Council') to undertake an examination of the Broadway Neighbourhood Plan. As part of my initial check of the Neighbourhood Plan, it is prudent to do an analysis of the relevant documentation, prior to conducting a more detailed investigation and appraisal. If there appears to be a patent and potentially fatal flaw in the process it is in everyone's interests that this is raised at an early stage.

The District Council have raised an issue relating to the consideration of a representation made in response to the Regulation 14 consultation on the Neighbourhood Plan. The representation was not included within the list of consultation responses in the submitted Consultation Statement prepared by Broadway Parish Council ('the Parish Council') and submitted to the District Council. Therefore, the consultee (Turley on behalf of Amber Retirement Living – 'Turley') was not included within the list of consultees notified of the subsequent Regulation 16 consultation on the Neighbourhood Plan.

To enable me to consider whether there is a procedural issue that needs to be redressed, I would be grateful if the District Council and the Parish Council would respond to the following questions.

##### **Point 1**

The District Council has raised an issue which relates to a Regulation 14 submission by Turley. Turley's Regulation 16 submission can be found on the website.

As I understand it, Turley made representations to the Regulation 14 consultation. The Parish Council has confirmed that the submission was received and duly made during that consultation period. However, there is no reference to Turley or Amber Retirement Living in the Consultation Statement submitted with the Broadway Neighbourhood Plan. This is a requirement specified by Regulation 15.

The District Council and the Parish Council will be aware that Regulation 14 sets out the consultation requirements before submission of a Neighbourhood Plan to the Local Planning Authority.

As Turley's were not included within the Consultation Statement, they were not consulted on the Regulation 16 consultation by Wychavon District Council, albeit they have submitted a representation.

**Question to the District Council:**

I understand that the District Council is satisfied that the Regulation 14 consultation itself was completed appropriately and aligns with the Regulations. Is this presumption correct?

**Point 2**

Regulation 15 set out what should be included within a Consultation Statement:

*In this Regulation “consultation statement” means a document which—*

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

The Regulations do require that the Parish Council, through the Consultation Statement, demonstrates that the main issues and concerns that were raised during the Regulation 14 consultation were considered by the Parish Council, and where relevant, addressed.

At present I do not have access to the Regulation 14 submissions by Turley.

**Questions to the Parish Council:**

First, can the Parish Council confirm that it did not consult Turley as part of the Regulation 14 consultation on the Neighbourhood Plan? Can the Parish Council also confirm that it did receive a duly made submission from Turley within the Regulation consultation period?

Secondly, can the Parish Council confirm that the main issues and concerns that were raised by Turley at the Regulation 14 stage were considered by the Parish Council? The Parish Council should set out the issues raised by Turley and direct me to their consideration in the Consultation Statement, and where relevant how they have been addressed. As I have said, I do not have access to Turley’s Regulation 14 submission to address this point directly. It would be helpful for that to be submitted in response to this request.

Edward F Cousins

Examiner

22<sup>nd</sup> October 2021

## **Appendix 26: Examination Preliminary Finding Note dated: 15 November 2021**

### **FURTHER NOTE**

#### **PROCEDURAL ISSUES – BROADWAY NEIGHBOURHOOD PLAN**

1. I have now considered the conundrum which the Parish Council and the District Council face in relating to the procedural issue which has come to light over the Consultation process. My view on the issues raised is as follows –
  - (1) Although the Parish Council was aware of the stance taken by Turley Associates Limited (“Turley”) at the consultation stage, the written response from Turley dated 16<sup>th</sup> October 2020 was omitted from the Regulation 14 Consultation Statement. It should have been added into the Appendices, and the representation noted and addressed in terms. However, apparently as a result of an oversight this did not occur.
  - (2) As a matter of principle, the process was therefore flawed. There has been a failure to comply with Regulation 15(2)(c) and (d) of the Neighbourhood Planning (General Regulations 2012). This failure would need to be explained in the Examination Report if it were to go ahead at this stage.
  - (3) There is therefore the possibility of legal challenge by Turley if the process of Examination currently on foot, continues.
  - (4) Thus, although it could be argued that no prejudice has been occasioned if I dealt with the representation through the Examination process, a challenge to the whole process by Turley cannot be ruled out. This is especially so in the context of the fact that the representations made by Turley have in effect already been rejected. The reference documents included within the Broadway Neighbourhood Plan do not provide me with insight into how the sites evaluation and assessment process was completed, nor provide me with a clear and logical narrative as to how and why the identified site has been included for the particular mix of development proposed.
  - (5) I have not been instructed as to whether there has been subsequent correspondence on the issue with Turley. In particular, I am currently unsure as to their stance taken. However, I must advise that the appropriate and acceptable way forward is for an appropriate amendment to be made to the Consultation Statement and for the Regulation 16 process to be re-run.
2. I understand that this will undoubtedly be disappointing. In the circumstances I consider that the appropriate way forward is for the District Council to engage on a without prejudice basis to this effect so as to avoid any possible subsequent legal challenge if the Examination were to proceed at this stage.

Edward F Cousins

Examiner

15th November 2021