

Broadway Neighbourhood Development Plan

Basic Conditions Statement

June 2021



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1. Introduction

- 1.1. This Basic Conditions Statement has been prepared to accompany the Broadway Neighbourhood Development Plan (BNDP).

The Basic Conditions

- 1.2. Paragraph 8, sub-paragraph (2), of schedule 4B to the Town and Country Planning Act 1990 requires a Neighbourhood Development Plan to meet the following basic conditions:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d) the making of the order contributes to the achievement of sustainable development,
- e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f) the making of the order does not breach, and is otherwise compatible with, current EU obligations (having regard to transition arrangements), and
- g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

- 1.3. This Basic Conditions Statement addresses these requirements in four sections:

Section 2 Demonstrates conformity with the National Planning Policy Framework as revised in June 2019 (NPPF);

Section 3 Shows how the BNDP will contribute to sustainable development and the various designated heritage assets throughout the Neighbourhood Area;

Section 4 Demonstrates conformity with the strategic policies contained within the South Worcestershire Development Plan (SWDP); and

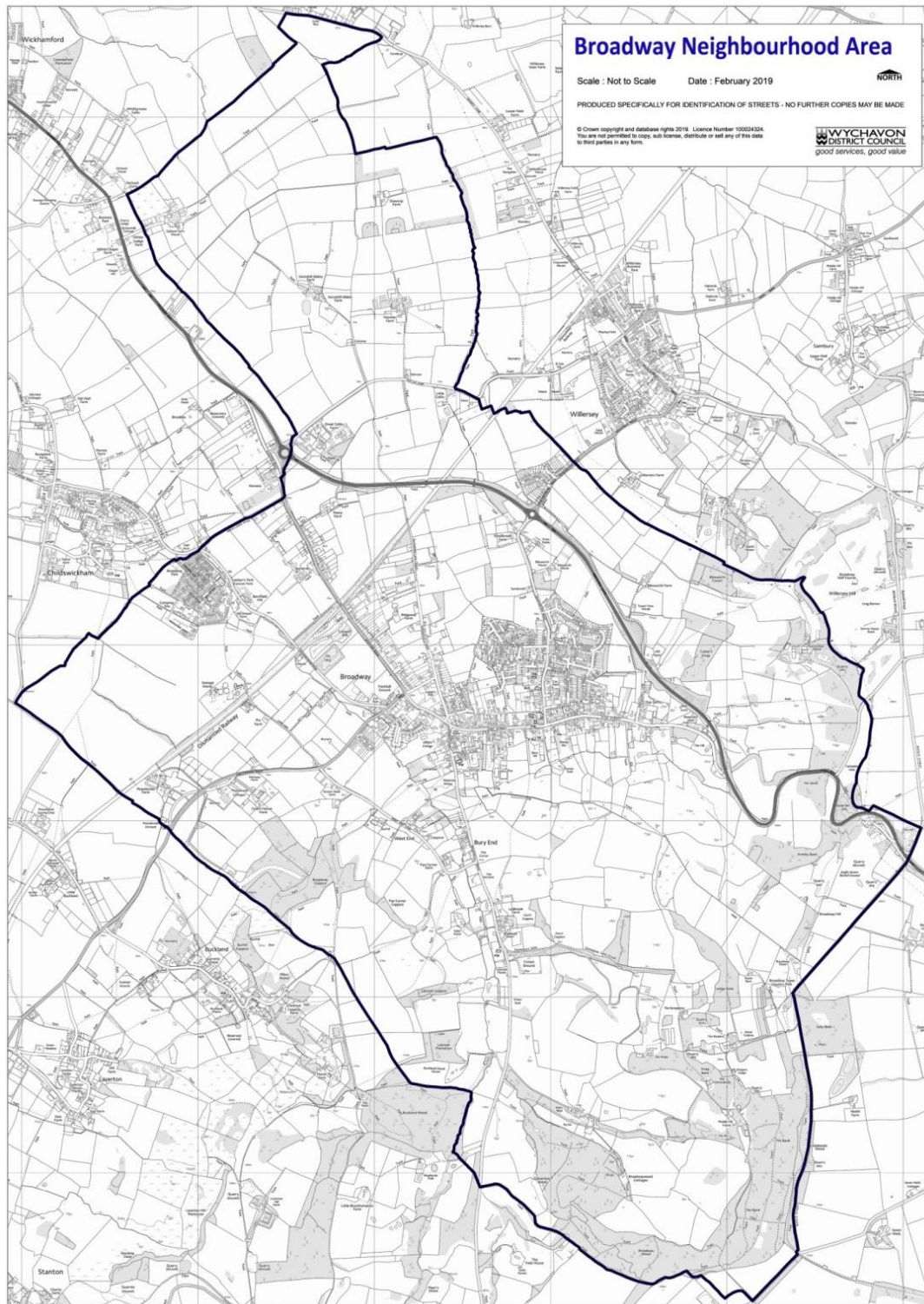
Section 5 Demonstrates compliance with the appropriate EU obligations.

The Qualifying Body

- 1.4. The BNDP is submitted by Broadway Parish Council, who is the qualifying body as defined by the Localism Act 2011.

The Neighbourhood Area

- 1.5. The BNDP applies to the Parish of Broadway which is within Wychavon District. In accordance with Part 2 of the Regulations, Wychavon District Council (WDC), as the local planning authority, publicised the Neighbourhood Area application from Broadway Parish Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.
- 1.6. The application was approved by the Executive Board of WDC on 4 February 2014 and consequently the Parish of Broadway was designated as a Neighbourhood Area.
- 1.7. Broadway Parish Council confirms that the BNDP:
 - Relates only to the Parish of Broadway and to no other Neighbourhood Area(s); and
 - Is the only NDP within the designated area and no other NDP exists nor is in development for part or all of the designated area.
- 1.8. Broadway is a large village and civil parish within the Cotswolds, located in the county of Worcestershire, England. Its population was 2,540 in the 2011 census. It is situated in the far southeast of Worcestershire and very close to the Gloucestershire border, midway between the towns of Evesham and Moreton-in-Marsh. Broadway is known, worldwide, as a tourist destination and is often referred as 'The Jewel of the Cotswolds'.
- 1.9. Broadway village lies beneath Fish Hill on the western Cotswold escarpment at the foot of the Cotswold Hills in the south-eastern tip of Worcestershire and dates back at least 2000 years.
- 1.10. The "broad way" is the wide grass-fringed main street, centred on the Green, which is lined with red chestnut trees and honey-coloured Cotswold limestone buildings, many dating from the 16th century and several as far back as the 12th century. These include the 12th century St. Eadburgha's Church and the 14th century Abbott's Grange and Priors Manse. During the 1600's Broadway was an important staging post for the horse-drawn coaches travelling from Worcester to London and it was at this time that several inns and hostelries opened, including the famous Lygon Arms.
- 1.11. It is known for its association with the Arts and Crafts movement, and is situated in an area of outstanding scenery and conservation. The Gordon Russell Heritage Centre which is in Russell Square, just off the High Street, is located on the site of the original factory and celebrates the life and works of the famous furniture maker.
- 1.12. Broadway Tower is situated on the top the escarpment and gives visitors spectacular views of the village and surrounding countryside. The wide High Street is lined with a wide variety of shops and cafes, many housed in listed buildings.



Broadway Neighbourhood Area

Plan Period

- 1.13. The BNDP states that the period it relates to is from 2006 until 2030. The period has been chosen to align with the dates of the SWDP.

2. National Planning Policy Framework

- 2.1. The BNDP must have appropriate regard to national planning policy. The following section describes how the BNDP relates to the National Planning Policy Framework (NPPF) revised June 2019.

Sustainable Development

- 2.2. The central theme throughout the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.3. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 2.4. Paragraph 9 of NPPF gives clear advice on how plans should contribute to these sustainability objectives:

“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

- 2.5. Paragraph 13 states the role of neighbourhood plans in attaining sustainable development:

“Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”

2.6. Footnote 16 to paragraph 29 notes that:

“Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

2.7. In addition to contributing to the district’s strategic development plan, Paragraph 69 adds that:

“Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their areas.”

2.8. Neighbourhood Plans can do more than just support or facilitate development. They also have a part to play in meeting other sustainability objectives of the NPPF. The NPPF chapters to which Broadway’s plan contributes are:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places;
- Protecting Green Belt Land (in Broadway’s case: Local Green Spaces);
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

2.9. The tables below summarises how BNDP policies contribute to the sustainability objectives of NPPF:

Achieving Sustainable Development

Policies HD.1, HD.3, HD.4 & BE.6 support development within Broadway’s development boundaries through infill, new build, extensions, conversions, redeveloping existing underused buildings (the Kennel Lane site, in particular) as well as development on brownfield sites and where applicable, garden land.

Policy HD.5 supports local needs housing development beyond but adjacent to the development boundary.

Policy BE.6 encourages development with a housing mix based on the most up-to-date housing assessment.

Policy BE.7 encourages all new development to comply with Home Quality Mark principles, to incorporate recycling of grey water and captured rainwater and supports the use of renewable energy, energy efficient technologies and sustainable construction techniques.

Policy NE.1 seeks to protect orchards, woodland mature trees and hedges. It encourages new development landscaping to benefit wildlife and biodiversity by incorporating new native trees and hedges.

Policy NE.3 designates local green spaces of significance to the community or of historical importance.

Policies NE.4 & NE.6 require new development proposals to ensure that biodiversity, wildlife corridors, ecological networks and the natural environment are protected and, where possible, enhanced.

Policies NE.7 & NE.8 ensures that new development does not increase pluvial or fluvial flooding and requires new developments to flooding mitigation measures and sustainable drainage systems. It required high levels of water efficiency, encourages domestic “grey water” recycling and demonstrably adequate foul water drainage.

Policy LET.1 supports proposals for redevelopment or change of use of land or buildings from retail use to other Class E categories and seeks to support the balance of retail provision within the village centre. It requires new development of multiple units to incorporate adequate parking for vehicles of staff and customers.

Policy LET.3 supports the diversification and extension of rural business on existing farm sites including farm shops.

Policy LET.4 supports the development of new sites or the extension or intensification of existing sites for caravans, tents and log cabins.

Policy LET.5 requires new residential and commercial development to include the necessary infrastructure to allow future connectivity at the highest speeds available.

Policy COM.1 seeks to protect and enhance community facilities and supports the development of new ones.

Policy COM.2 requires development proposals to demonstrate how walking and cycling opportunities have been prioritised and adequate connections made to existing routes.

Policy COM.3 supports proposals for new allotments.

Plan making

Policy HD.4 The plan allocates the Kennel Lane site for redevelopment. It is to be a mixed-use development comprising business (class E) and up to 30 dwellings (predominantly 1- and 2-bedroom).

Delivering a sufficient supply of homes

Between 2006 and 2019, Broadway has had 518 new dwellings of which 264 are completed, 189 are commitments or under construction and 65 are outstanding SWDP allocations (SWDP 59/19 Land adjacent Station Road).

Policies HD.1, HD.3, HD.4 & BE.6 support development within Broadway’s development boundaries through infill, new build, extensions, conversions, redeveloping existing underused buildings (the Kennel Lane site, in particular) as well as development on brownfield sites and where applicable, garden land.

Policy HD.4 The plan allocates the Kennel Lane site for redevelopment. It is to be a mixed-use development comprising business (class E) and up to 30 dwellings (predominantly 1- and 2-bedroom).

Policy HD.5 supports local needs housing development beyond but adjacent to the development boundary.

Policy BE.6 encourages development with a housing mix based on the most up-to-date housing assessment.

Building a strong, competitive economy

Policy LET.1 supports proposals for redevelopment or change of use of land or buildings from retail use to other Class E categories and seeks to support the balance of retail provision within the village centre. It requires new development of multiple units to incorporate adequate parking for vehicles of staff and customers.

Policy LET.3 supports the diversification and extension of rural business on existing farm sites including farm shops.

Policy LET.4 supports the development of new sites or the extension or intensification of existing sites for caravans, tents and log cabins.

Policy LET.5 requires new residential and commercial development to include the necessary infrastructure to allow future connectivity at the highest speeds available.

Promoting healthy and safe communities

Policy HD.8 requires new housing should be designed to ensure that residents have easy pedestrian and cycle access to the village's amenities and can connect easily to the existing pavement and cycling network within Broadway. Design should assist a shift from vehicle use to sustainable modes of transport.

Policy COM.1 seeks to protect and enhance community facilities and supports the development of new ones.

Policy COM.2 requires development proposals to demonstrate how walking and cycling opportunities have been prioritised and adequate connections made to existing routes.

Policy COM.3 supports proposals for new allotments.

Promoting sustainable transport

Policy HD.4 retains pedestrian and cycle access from the High Street via Kennel Lane for the Kennel Lane site allocation.

Policy HD.8 requires new housing should be designed to ensure that residents have easy pedestrian and cycle access to the village's amenities and can connect easily to the existing pavement and cycling network within Broadway. Design should assist a shift from vehicle use to sustainable modes of transport.

Policy LET.1 requires new development of multiple units to incorporate adequate parking for vehicles of staff and customers.

Policy COM.2 requires development proposals to demonstrate how walking and cycling opportunities have been prioritised and adequate connections made to existing routes.

Making effective use of land

Policies HD.1, HD.3, HD.4 & BE.6 support development within Broadway's development boundaries through infill, new build, extensions, conversions, redeveloping existing underused buildings (the Kennel Lane site, in particular) as well as development on brownfield sites and where applicable, garden land.

Policy HD.4 The plan allocates the Kennel Lane site for redevelopment. It is to be a mixed-use development comprising business (class E) and up to 30 dwellings (predominantly 1- and 2-bedroom).

Policy HD.5 supports local needs housing development beyond but adjacent to the development boundary.

Achieving well-designed places

Policy HD.1 requires infill to contribute to the character of the village and to conform to the design principles set out in the Plan's Design Principles and Village Design Statement.

Policies HD.2 & HD.3 in addition to requirements of HD.1 above, require satisfactory access and parking and that they do not exacerbate flood risk for any garden land and brownfield site developments.

Policy HD.4 requires any outline application for development of this site to be accompanied by a development brief or illustrative layout plan which demonstrates a coordinated redevelopment of the whole site and that new buildings within the site are to be compatible with those in the remainder of the village.

Policy HD.7 sets out a specific housing mix (both affordable & market) to address local need.

Policy HD.8 requires new housing should be designed to ensure that residents have easy pedestrian and cycle access to the village's amenities and can connect easily to the existing pavement and cycling network within Broadway. Design should assist a shift from vehicle use to sustainable modes of transport.

Policy BE.1 requires new development proposals to demonstrate how the key guiding design principles within the policy and the Village Design Statement (Appendix 1) have been taken into account which regard to the historic character of the Broadway's Conservation Area and heritage assets. These include respecting the local settlement pattern, building styles and materials, creating and maintaining a strong sense of place and where appropriate, protecting or enhancing landscape and biodiversity.

Policy BE.2 requires major developments or developments of a particularly sensitive nature to include a development brief and provide an analysis of how the development integrates into the existing community, facilitates social and design cohesion, how the development will achieve high standards of design and layout and take into account the development's impact transport.

Policy BE.3 seeks to ensure that development proposals plan positively to reduce crime and the fear of crime through the incorporation of Secured by Design.

Policy BE.5 and BE.6 require replacement dwellings, extensions and conversions to respect the Conservation Area and adhere to the Village Design Statement (Appendix 1).

Policy BE.7 encourages all new development to comply with Home Quality Mark principles, to incorporate recycling of grey water and captured rainwater and supports the use of renewable energy, energy efficient technologies and sustainable construction techniques.

Policy BE.8 seeks to ensure new developments provide a strong sense of place.

Policy NE.1 ensures that new development landscaping benefits wildlife and biodiversity by incorporating new native tree and hedge planting of a suitable size and species and that new hedge or shrub planting should have regard to BS 4428:1989 and any new tree planting should be in accordance with BS 8545:2014.

Policies NE.7 & NE.8 ensures that new development does not increase pluvial or fluvial flooding and requires new developments to flooding mitigation measures and sustainable drainage systems. It required high levels of water efficiency, encourages domestic "grey water" recycling and demonstrably adequate foul water drainage.

Policy NE.9 ensures polytunnel developments do not cause undue harm to the landscape character, historic assets, conservation area, valued landscapes or increases flood risk.

Policy LET.2 requires fixed signage to be of a design and scale that reflects and respects Broadway Village's local character and conservation status.

Village Design Statement 2020 (Appendix 1): Describes in detail Broadway's character, built form, materials, design and layout and provides guidelines for development.

Protecting Green Belt land

The BNDP does not designate any land within the Green Belt and all policies respect national Green Belt policy.

Meeting the challenge of climate change, flooding and coastal change

Policies HD.2 & HD.3 require that any garden land and brownfield site developments do not exacerbate flood risk.

Policy HD.8 encourages the design of the Kennel Lane site allocation to assist a shift from vehicle use to sustainable modes of transport.

Policy BE.7 encourages all new development to comply with Home Quality Mark principles, to incorporate recycling of grey water and captured rainwater and supports the use of renewable energy, energy efficient technologies and sustainable construction techniques.

Policies NE.7 & NE.8 ensures that new development does not increase pluvial or fluvial flooding and requires new developments to flooding mitigation measures and sustainable drainage systems. It required high levels of water efficiency, encourages domestic “grey water” recycling and demonstrably adequate foul water drainage.

Conserving and enhancing the natural environment

Policy NE.1 ensures that new development landscaping benefits wildlife and biodiversity by incorporating new native tree and hedge planting of a suitable size and species and that new hedge or shrub planting should have regard to BS 4428:1989 and any new tree planting should be in accordance with BS 8545:2014.

Policy NE.2 seeks to ensure that valued landscapes, prominent views, important vistas and skylines particularly where they relate to heritage assets and village approaches are protected with regard to new development.

Policies NE.4 & NE.6 require new development proposals to ensure that biodiversity, wildlife corridors, ecological networks and the natural environment are protected and, where possible, enhanced.

Policy NE.10 requires that new development lighting should be kept to a minimum in order to preserve the rural character of the village and the Neighbourhood Area’s dark skies.

Conserving and enhancing the historic environment

Within the Neighbourhood Area are 153 listed buildings, many of which sit in Broadway Village’s conservation area. 144 are Grade 2, 8 are Grade 2* and one Grade 1 listed building.

Policy BE.1 requires new development proposals to demonstrate how the key guiding design principles within the policy and the Village Design Statement (Appendix 1) have been taken into account which regard to the historic character of the Broadway’s Conservation Area and heritage assets.

Policy BE.4 protects heritage assets and their setting from unacceptable harm, supports conservation of heritage assets and requires new developments to assess how they will impact any local heritage assets.

Village Design Statement 2020 (Appendix 1): Describes in detail Broadway’s character, built form, materials, design and layout and provides guidelines for development.

2.10. The table below provides a matrix of the BNDP policies against the relevant paragraphs of the NPPF:

Broadway Neighbourhood Plan Policy ref.	NPPF Paragraph ref.
5.1 Future Housing and Development	
Policy HD.1: Development Boundary and Infill	28, 77-79a, c & e, 118d 122a & d, 125
Policy HD.2: Use of Garden Land	118d, 122a & d
Policy HD.3: Use of Brownfield Land	117, 118b & c, 122a & d, 127c
Policy HD 4: Site Allocation Land off Kennel Lane / Church Close	85a, 91a, 104a, 124 – 128, 130
Policy HD.5: Rural Exception Housing and Affordable Homes	61-63, 64d, 71, 77, 79a
Policy HD.6: Local Gaps	20d, 77, 79a, 170a & b
Policy HD.7: Housing Mix	34, 60- 62
Policy HD.8: Pedestrian Access to Amenities	84, 91, 98, 102c, 104d, 110a & c
5.2 Built Environment	
Policy BE.1: Design Principles	28, 29, 122d & e, 124-127, 130, 170a & b
Policy BE.2: Masterplans	102, 124 - 130
Policy BE.3: Designing Out Crime	91b, 95a, 127f
Policy BE.4: Heritage Assets	8c, 79b, 184, 185, 189, 190, 193—198
Policy BE.5: Replacement Dwellings	126, 127 a-d, 131
Policy BE.6: Extensions and Conversions	83a, 118d, 126, 127 a-d, 131, 148
Policy BE.7: Energy Efficiency and Renewable Energy	8c, 20d, 150, 151
Policy BE.8: Creating a Strong Sense of Place	8b, 122a&d, 124-127
5.3 Natural Environment	
Policy NE.1: Trees, Woodlands and Hedgerows	8c, 170, 172, 174, 175c & d
Policy NE.2: Valued Landscapes, Vistas and Skylines	8c, 170a & b, 172, 174, 175, 177
Policy NE.3: Local Green Spaces	8c, 99-101
Policy NE.4: Green Wedge	8c, 20d, 170, 172, 174, 175
Policy NE.5: Highway Verges and Adjacent Areas	20d, 91c, 125, 130, 171, 172, 185
Policy NE.6: Protect and Enhance Biodiversity and the Natural Environment	8c, 170, 172, 174, 175, 177
Policy NE.7: Flooding	8c, 20b & d, 148-150, 155, 156, 163, 165
Policy NE.8: Foul Water Drainage	8c, 20b & d, 148-150, 155, 156, 163, 165
Policy NE.9: Polytunnels	8c, 20b, 127, 149, 155, 156, 163, 170a & e, 180
Policy NE.10: Tranquillity and Dark Skies	8c, 170e, 180

5.4 Local Economy and Tourism	
Policy LET.1: Retail - Development, Redevelopment and Change of Use	8a, 81a & d, 106
Policy LET.2: Shop Signage	110c, 125, 131, 132
Policy LET.3: Rural and Agricultural Business	83b & c, 89b
Policy LET.4: Camping and Caravan Sites	83b & c, 118a
Policy LET.5: Broadband	20b, 112
5.5 Community	
Policy COM.1: Community Assets and Amenities	8b, 83d, 91a & c, 92, 96, 97, 121b
Policy COM.2: Cycling and Walking	91a & c, 98, 102c, 104d, 110a
Policy COM.3: Allotment and Growing Space	91c, 92a & b, 96, 170, 174b
Appendix 1:	
Village Design Guide 2020	28, 29, 122d & e, 124-127, 130, 170a & b

3. Delivering Sustainable Development

The key ways that the BNDP will contribute to the achievement of the NPPF's three overarching objectives of sustainable developments are:

3.1. Economic objective

- The BNDP policies seek to protect and enhance existing employment sites.
- The BNDP supports new employment sites and encourages local employment growth and opportunities where there is no conflict with Green Belt policy.
- It supports home-working and live-work units through the use of flexible design and incorporated internet connectivity.

3.2. Social objective

- The BNDP supports new housing development within the Village Boundary, on brownfield sites and garden land. It also supports the principle of rural exception housing.
- It encourages a well-designed and safe environment which will ensure the village continues to evolve in accordance with villagers' wishes.
- It protects and enhances local green spaces, footpath, bridleways and valued landscapes which support the community's health, social and cultural well-being.
- It encourages the protection of local social and recreational amenities and businesses which serve the current and future needs of the community.

3.3. Environmental objective

- It protects the valued countryside and AONB surrounding the village, including agricultural and horticultural land.
- It seeks a harmonious relationship between developments and the local flora and fauna.
- It ensures development within or near the Conservation Areas are undertaken with sensitivity and an awareness of their impact on the setting of the village's heritage assets.
- It notes the impact of flooding in the locality (which appears to be partly related to climate change) and requires all developments to mitigate any future contribution to this by minimising off-site run-off and incorporating sustainable drainage systems.
- It encourages new developments to make effective use of renewable energy and resource recycling.

4. General Conformity with Strategic Local Policy

- 4.1. The BNDP has been prepared with regard to national policies set out in the NPPF as outlined above. It must also be in general conformity with strategic policies of the local Development Plan.
- 4.2. The Development Plan for the Neighbourhood Area is the South Worcestershire Development Plan (SWDP) 2006-2030, adopted February 2016.
- 4.3. Paragraph 13 of NPPF declares that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 4.4. The BNDP supports the delivery of the strategic policies of the SWDP, and contains no conflicts with these policies.
- 4.5. The BNDP builds on, adapts or otherwise makes use of selected SWDP policies to suit the local environment and economy of Broadway.
- 4.6. The table below provides a matrix indicating the relationship between the BNDP policies and the SWDP policies:

Broadway Neighbourhood Plan Policy ref.	SWDP Policy ref.
5.1 Future Housing and Development	
Policy HD.1: Development Boundary and Infill	2A.ii, 2F, 13A, 16, 18, 19, 21, 24
Policy HD.2: Use of Garden Land	2A.ii, 2F, 13A, 21
Policy HD.3: Use of Brownfield Land	2A.ii, 2A.iv, 2G, 3, 13A, 21
Policy HD 4: Site Allocation Land off Kennel Lane / Church Close	2A.ii, 2F, 3, 13A, 21, 24
Policy HD.5: Rural Exception Housing and Affordable Homes	2A.ii, 2A.iii, 15, 16
Policy HD.6: Local Gaps	2A.iii, 6B.ii, 21, 25
Policy HD.7: Housing Mix	2A.ii, 14
Policy HD.8: Pedestrian Access to Amenities	21
5.2 Built Environment	
Policy BE.1: Design Principles	2F, 21, 24, 25
Policy BE.2: Masterplans	2F, 21
Policy BE.3: Designing Out Crime	21
Policy BE.4: Heritage Assets	6, 21, 24
Policy BE.5: Replacement Dwellings	2A.ii, 2F
Policy BE.6: Extensions and Conversions	2A.ii, 21, 24
Policy BE.7: Energy Efficiency and Renewable Energy	27

Policy BE.8: Creating a Strong Sense of Place	21, 24, 25
5.3 Natural Environment	
Policy NE.1: Trees, Woodlands and Hedgerows	6B.ii, 21, 22, 25
Policy NE.2: Valued Landscapes, Vistas and Skylines	2A.iii, 21 – 23, 25
Policy NE.3: Local Green Spaces	6B.ii, 38
Policy NE.4: Green Wedge	2A.iii, 22, 23, 25
Policy NE.5: Highway Verges and Adjacent Areas	21, 22
Policy NE.6: Protect and Enhance Biodiversity and the Natural Environment	2A.iii, 22
Policy NE.7: Flooding	28, 29
Policy NE.8: Foul Water Drainage	28 - 30
Policy NE.9: Polytunnels	21, 25
Policy NE.10: Tranquillity and Dark Skies	21 - 23
5.4 Local Economy and Tourism	
Policy LET.1: Retail - Development, Redevelopment and Change of Use	2A.i, 2A.iii, 8A, 10, 12
Policy LET.2: Shop Signage	2A.i, 2A.iii, 21
Policy LET.3: Rural and Agricultural Business	2A.i, 2A.iii, 8A, 10, 12, 25
Policy LET.4: Camping and Caravan Sites	2A.i, 2A.iii, 10, 12, 25, 36
Policy LET.5: Broadband	8G.iv, 26
5.5 Community	
Policy COM.1: Community Assets and Amenities	37
Policy COM.2: Cycling and Walking	21
Policy COM.3: Allotment and Growing Space	38
Appendix 1:	
Village Design Guide 2020	2F, 21, 24, 25

5. European Union Obligations

Strategic Environmental Assessment

- 5.1. A Strategic Environmental Assessment (SEA) screening exercise was undertaken by Lepus on behalf of Wychavon District Council (WDC) in November 2020. The process suggested that the INDP was screened in for assessment.
- 5.2. The screening exercise involved consultation with the statutory environmental bodies (Historic England, Natural England and the Environment Agency).
- 5.3. All three bodies have returned consultations and it was confirmed that the BNDP would be screened in for the SEA.
- 5.4. The report found that the BNDP policies complied with SEA objectives as summarised in paragraph 7.4.3, p.60:

“The NDP, as a whole, sets out provisions to help limit the effects of new development on landscape features, heritage resources, biodiversity assets and the water environment. Collectively the policies in the NDP demonstrate a proactive and evidenced approach to protecting and enhancing the natural and historic environment, including a strong impetus on local green spaces, local gaps, valued views / landscapes and the provision of a Village Design Guide which would help to ensure that development is in keeping with local character and identity within the NDP area. The NDP policies would be likely to secure a number of sustainability benefits across each of the SEA objectives, compared to the baseline scenario without the NDP in place.”

(Strategic Environmental Assessment of the Broadway Neighbourhood Development Plan, Environmental Report, May 2021, Lepus Consulting for Wychavon District Council)

Habitat Regulations Assessment

- 5.5. It is considered that a Habitat Regulations Assessment would not be required as long as the Neighbourhood Plan makes reference to or includes a link to the SWDP HRA.
- 5.6. It is considered that an Environmental Impact Assessment would not be required as the Neighbourhood Plan does not propose any projects which fall under the criteria set out in either Annex I or Annex II of the EIA Directive.

Human Rights

- 5.7. The BNDP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.