

BROADWAY PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN
2006-2030

CONSULTATION STATEMENT

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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

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

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.

Consultation activities were designed to:

a. 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;

b. ensure that consultation took place at critical points in the process;

c. ensure that the consultation process used a variety of approaches in order to maximise community input;

d. 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	www.broadwayndp.co.uk	
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 all 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 available in Parish Office, County Library, banners in Village, advert in local paper	Covering 2000 households and 4000 residents
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

TELL US WHAT YOU THINK

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

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 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 of a working party, or even just to make your individual views known. **HAVE YOUR SAY!** Please contact the Parish Clerk, Kevin Beasley on 854813.

Barrie Parmenter
Chairman, Broadway Parish Council

More detailed information about Neighbourhood Plans can be obtained at www.locality.org.uk – click on Neighbourhood Planning Roadmap Guide.

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7 Cash ISAs
2 Regular accounts
3 Children's accounts

Welcome to the
Broadway branch of the
Coventry Building Society

Broadway Branch
5 Russell Square High Street
Broadway WR12 7AP

Mood Card Survey
Your first thoughts

Follow us on twitter @broadwaynewsletter

Broadway Newsletter

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

Village Development Plan Update

The Broadway Development Plan Meeting held at The Lifford Hall on Tuesday 13th June was well supported. We were given details of how a Neighbourhood Plan would benefit the village and the opportunity to ask questions. The whole community is invited to express their views to enable us to set out a positive vision of how we want Broadway to develop over the next 15 years. A questionnaire has been circulated asking for your views.

It is important that as many as possible complete one of these as it will provide the evidence base for the planning policies that we wish to be included in the Development Plan. The whole process may take approximately 2 years.

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.

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.

Jo Love

Young football players needed

Broadway United Football Club is an FA Standard Chartered club seeking players with enthusiasm, determination and shin pads!

If your child is aged between 6 and 15, we have a team for you. Our qualified and CRC checked coaches will help your child develop as a footballer. Success, for us, is measured by the type of players and people we develop – not just by the goals scored and silverware won. If you have any queries do get in touch: 07919 201 209 or broadwayufc@gmail.com

Serena Summers

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

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TELL US WHAT YOU THINK

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

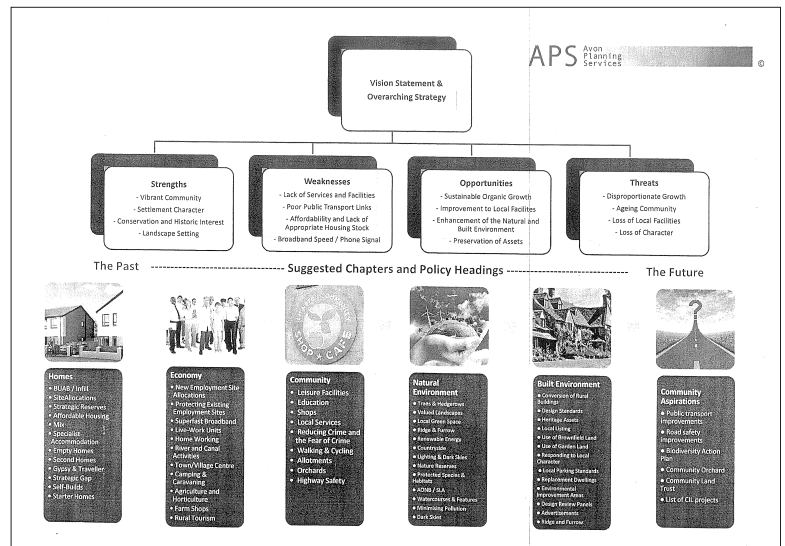
Public meeting up date **July 2017**

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



Report to Parish Council
at Quarterly Meeting

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



- Steering group **September 2017**

S.W.O.T. Vision Statement

Vision Statement

Broadway aspires to thrive as a vibrant and distinctive neighbourhood, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents

As residents and with our Parish Council, we will all support this vision by:

- Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents;
- Recognising and protecting the character and history of the neighbourhood area;
- Supporting measured, proportionate, timely and sustainable development to meet local requirements;
- Promoting a flourishing local economy;
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change, reduce our carbon footprint and minimise the impact of increase traffic; and
- Maintaining a high quality natural environment that preserves and enhances biodiversity.

SWOT Analysis

Strengths

- Vibrant and active community
- Settlement character
- Historic heritage and buildings
- Location on scarp of Cotswolds
- Natural beauty of location
- Reputation

Weaknesses

- Lack of services and facilities for ageing population
- Poor public transport links
- Modest lack of affordable and appropriate housing stock
- Poor overall quality of internet broadband speed and mobile connection
- Flood risk despite alleviation measures.
- Car parking in village and on developments

Opportunities

- Small scale organic growth
- Improvement to local facilities
- Enhancement to the natural and built environment
- Preserve and enhance heritage assets
- Defining and responding to local village character

Threats

- Disproportionate growth of population
- Disproportionate aging demographic
- Loss of local facilities
- Erosion of the character of the village
- Loss of green spaces within village boundary
- Erosion of landscape and natural beauty
- Impact of second homes
- Inappropriate scale of development
- Lack of school places for Broadway's children.

• Gathering Information - Surveys

October 2017/April 2018



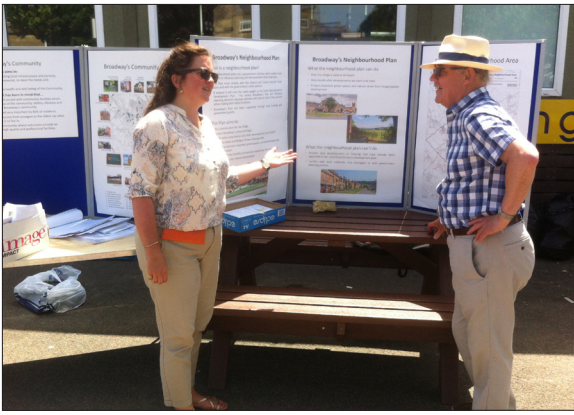
• Village Exhibition/Consultation

June 2019



• School Fete and Museum event for school children

July 2019

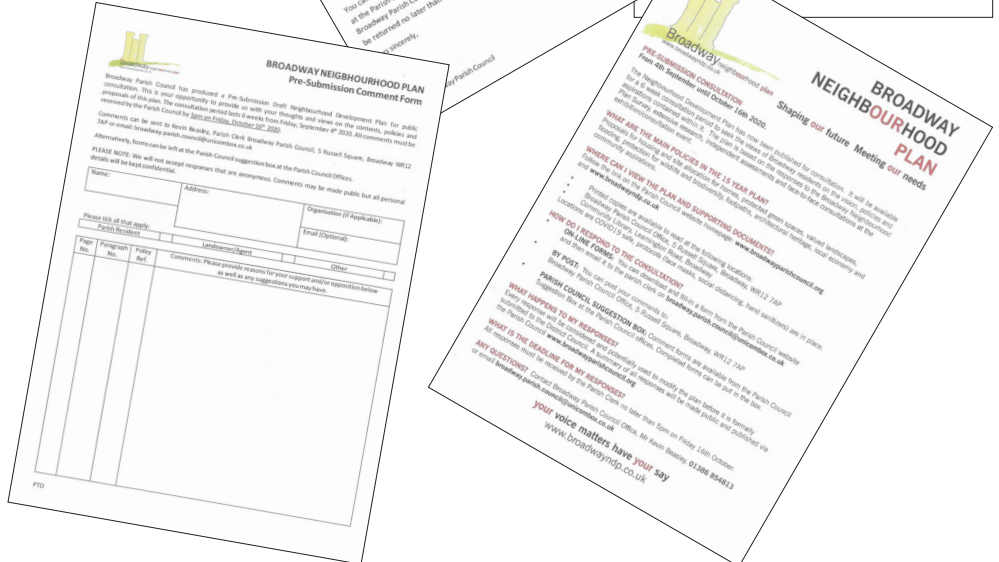
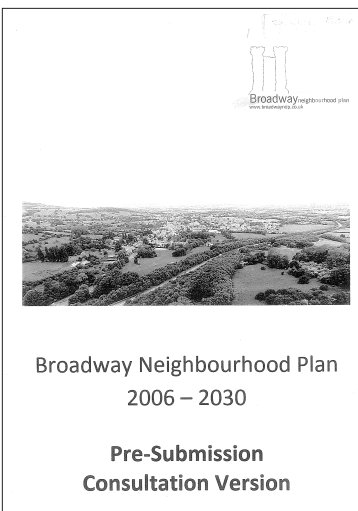
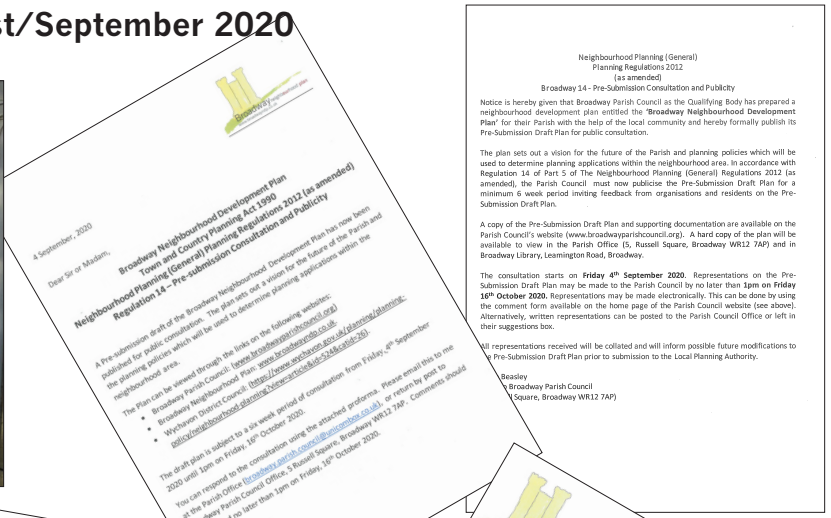
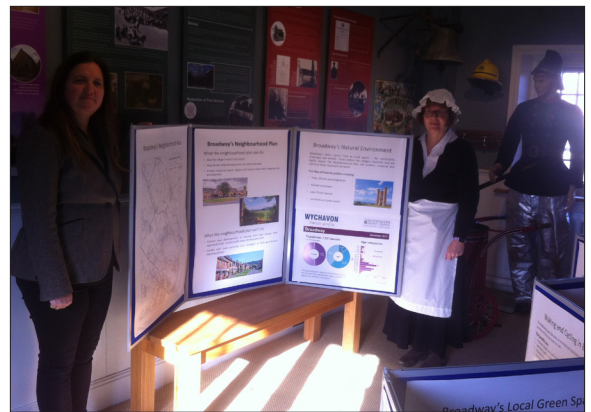


• Working groups **August/September 2019**
 Housing Built Environment
 Natural Environment
 Local Economy and tourism
 Community

• 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 4th September 2020 to 16th 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 Presubmission Plan was published on the website of the Parish Council. Publication of the Presubmission Plan was notified to Wychavon District Council. Each of the Wychavon consultation bodies was emailed an electronic copy of the Presubmission 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 W edge.

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 of 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. 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.

10. APPENDICES

1. Parish Plan 2006
2. Village Design Statement 2020
3. Mood Card Survey – example and results
4. Village Survey – example and results (<https://www.broadwayparishcouncil.org>)
5. Housing Needs Survey - – example and results
(<https://www.broadwayparishcouncil.org>)
6. Business Survey - – example and results (<https://www.broadwayparishcouncil.org>)
7. Letter to LGS landowners
8. NDP Steering Group minutes (<https://www.broadwayparishcouncil.org>)
9. NDP presentations to Parish Council
10. Exhibition/Consultation
11. Responses to Exhibition (Your Voice Matters, LGS Survey, VL Survey, Green Wedge Survey)
12. Presubmission NDP 2020
13. Publicity material for presubmission consultation
14. Statutory newspaper notice of presubmission consultation
15. Template letters to consultees/residents regarding presubmission consultation
16. List of bodies consulted (Wychavon consultees)
17. List of bodies consulted (Broadway consultees)
18. NDP 2020 Template - Comments and Responses (Wychavon and Broadway Consultees – Landowners, Developers and Other Bodies)
19. Summary of Residents Responses
20. NDP 2020 Template - Comments and Responses (Residents)21
21. National Documents used in the NDP
22. All comments in full (presented as paper copies)
Wychavon and Broadway Consultees, Landowners, Developers and Other Bodies,
Residents
23. Strategic Environmental Assessment of the Broadway Neighbourhood Development Plan. Vol 1 – Environmental Report, Vol 2 - Appendices
24. Integration of the NDP with the Broadway Parish Council
25. Basic Conditions Statement