

# Wychavon District Council



## Broadway Neighbourhood Plan Decision Statement

### **Broadway Neighbourhood Plan**

I confirm that the Broadway Neighbourhood Plan, as revised by the modifications set out in Table 1 below, complies with the legal requirements and Basic Conditions set out in the Localism Act 2012, and can therefore proceed to Referendum, which will be held on Thursday 15 September 2022.

I also declare that I have no disclosable personal or disclosable prejudicial interest in respect of this decision.

Signed

A handwritten signature in black ink, appearing to read 'Holly Jones'.

Holly Jones  
Director of Planning and Infrastructure, Wychavon District Council

## **Summary**

Following an independent examination, Wychavon District Council now confirms that the Broadway Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on **xxx** 2022.

## **Background**

On 4 February 2014, Wychavon District Council designated the area comprising the parish of Broadway as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan.

Extensive community consultation culminated in the draft Broadway Neighbourhood Plan (Regulation 14) consultation that took place between 4 September and 16 October 2020. The consultation responses informed the final version of the Broadway Neighbourhood Plan which was submitted to Wychavon District Council in 5 July 2021, along with the associated Consultation Statement, Basic Conditions Statement and SEA and HRA Screening Opinion.

The Broadway Neighbourhood Plan (Regulation 16) and associated documentation were then publicised, and representations invited; the publicity period commenced on 23 July ending on 3 September 2021.

Wychavon District Council appointed an independent Examiner, Edward Cousins of Radcliffe Chambers to review whether the Broadway Neighbourhood Plan should proceed to referendum. This commenced in October 2021 and whilst initially considering the supporting documentation the Examiner identified a procedural error in the consultation process for Regulation 16 and recommended that this stage should be rerun. Therefore, the second Regulation 16 consultation commenced on 7 January until 18 February 2022. Mr Cousins final report, which recommended the Broadway Neighbourhood Plan should proceed to referendum, with modifications was received on 1 June 2022 published on the 6 June 2022. Wychavon District Council queried the Examiner's recommendation relating to the drawing of the Development Boundary relating to para 23 (2) of the Broadway Neighbourhood Plan. The addendum was received on 28 June 2022 and agreed with Broadway Parish Council.

Having considered each of the recommendations made by the Examiner's Report and the reasons for them, in consultation with the Parish Council, Wychavon District Council has decided to make the modifications to the draft Broadway Neighbourhood Plan as detailed in Table 1 below to ensure the Plan meets the Basic Conditions as set out in the legislation.

## **Decisions and Reasons**

Wychavon District Council has made the following modifications, as proposed by the Examiner, and agreed by Broadway Parish Council, to ensure that the Broadway Neighbourhood Plan meets the Basic Conditions.

**Table 1 – Schedule of Examiner’s Recommended Modifications and Wychavon District Council’s Response**

Part of Document	Examiner’s Recommended Modification(s)	WDC Response
<p><b>Village Character</b></p>	<p>(1) The Plan <del>must comply</del> <b>complies</b> with the District and County Councils’ local plans and with the government’s wider policies. <del>If adopted (made), by referendum, it will become</del> <b>The Broadway Neighbourhood Development Plan forms</b> part of the statutory development plan for the local area, construed alongside the South Worcestershire Development Plan (‘SWDP’). Having legal force, Broadway’s Plan <del>will carry</del> <b>carries</b> great weight in planning decisions taken by the District Council.</p>	<p>Agreed, this section to be updated accordingly.</p>
<p><b>Vision and Objectives</b></p>	<p>(1) Amend Vision to: ‘Broadway will continue to respect and reflect the needs of its community, <del>retain</del> <b>conserve, and enhance</b> its unique historic character and natural beauty and living in harmony with the natural environment, provide an outstanding quality of life for future generations of residents and visitors within a strong economy. The community, together with the Parish Council, will support this vision by’:</p> <p>(2) Amend bullet point 2 to read: <del>Recognising and</del> <b>Conserving and enhancing</b> the character and history of the Neighbourhood Area.</p> <p>(3) Amend bullet point 3 to omit the word ‘managed’</p> <p>(4) Amend the Strategic Objective at section 5.1 to delete ‘managed and ...’</p>	<p>Agreed, this section to be updated accordingly.</p>

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<p><b>Appendix 1 Village Design Statement</b></p>	<p>(1) Amend Appendix 1 'Village Design Statement' is included as an Appendix for reference purposes only and does not form part of the Broadway Neighbourhood Development Plan.</p>	<p>Agreed, amend Appendix 1 accordingly.</p> <p>To assist with clarity and signpost the decision maker the following additional text has been agreed between the Qualifying Body and Wychavon District Council.</p> <p><u>Citation of VDS in Appendix</u></p> <p>Change last paragraph on page 128 of the Plan to: <i>"This VDS 2020, a local Information Source, is included as an evidence base for the Broadway Neighbourhood Plan. The Plan, once approved, will be taken into account by Wychavon District Council, (the Local Planning Authority) when considering future planning applications"</i>.</p>
<p><b>Policy HD.1; HD.2; and HD3</b></p>	<p>(1) Amend Policies HD.1, HD.2 and HD.3 to read:</p> <p>Policy HD.1: Development Principles</p> <p>HD.1.1 Proposals for new dwellings within the development boundaries (shown in</p>	<p>Agreed, policy HD.1; HD.2; HD.3 and updated accordingly.</p> <p>Addendum post the publication of final Report by the Examiner to</p>

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	<p>Figure 3) will be supported subject to being conformity with the Village Design Statement and the South Worcestershire Development Plan.</p> <p>HD.1.2 Limited infill within the Development Boundary will be supported where it:</p> <ul style="list-style-type: none"> <li>a. Contributes to the character of the Village; and</li> <li>b. Is modest in the proportion to the size of the site, proportionate in mass to neighbouring properties and designed to respect the context and amenity of neighbouring properties as well as the wider Village;</li> </ul> <p>HD.1.3 Development proposals for residential development on garden land within the Development Boundary will be supported where it:</p> <ul style="list-style-type: none"> <li>a. Has positive regard to the character of the area and the Broadway Village Design Statement;</li> <li>b. Preserves or enhances the Broadway Conservation Area Appraisal, where appropriate;</li> <li>d. Does not adversely affect the amenities of neighbouring properties;</li> <li>e. Provides satisfactory arrangements for access and parking; and</li> <li>f. Does not cause new flood risk or exacerbate any existing flood risk.</li> </ul> <p>HD1.4 The redevelopment of brownfield land within the Development Boundary</p>	<p>para.23 (2) agreed.</p>

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	<p>will be supported subject to:</p> <ul style="list-style-type: none"> <li>a. The new use would be compatible with the surrounding uses;</li> <li>b. Any remediation works to remove contaminants are satisfactorily dealt with;</li> <li>c. The proposal would lead to an enhancement in the character and appearance of the site and would not result in the loss of any land of high environmental value; and</li> <li>d. The proposal does not cause new flood risk or exacerbate any existing flood risk.</li> </ul> <p><del>(2) In figure 3 amend the Development Boundary map to include Plot 1 of appeal APP/H1840/W/18/3213004, land at Two Jays, and the two adjacent semidetached dwellings to the south of the Station.<sup>1</sup></del></p> <p><b><u>Paragraph 23(2) Addendum</u></b></p> <p>In figure 3 amend the Development Boundary map to include Plot 1 of appeal APP/H1840/W/18/3213004, <del>land at Two Jays, and the two adjacent semidetached</del> <b>Plots 1-4 detailed on plan S/002A – Existing Site Block Plan submitted to the appeal,</b> to the south of the Station.</p>	

<sup>1</sup> The Examiner issued an Addendum to this recommendation following a request to reconsider the reasoning by Wychavon District Council post publication. An explanatory note and reasoning on the amendment are available on the Broadway Neighbourhood Plan page on the district council's website.

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	<p>(3) Delete second and third bullet points in paragraph 5.1.5</p> <p>(4) Delete Figure 4 and Figure 5 and make consequential changes to numbering of figures (I continue to use the Figure numbers in the Neighbourhood Development Plan for clarity).</p> <p>(5) Delete second sentence of paragraph 5.1.7, delete paragraphs 5.1.8 to 5.1.10 inclusive, 5.1.15, 5.1.23, in paragraph 5.1.26 amend references to NPPF to 'expected to comply with the NPPF.' Finally, it will be necessary to consolidate the remaining supporting justification and references under revised Policy HD.1.</p>	
<p><b>Broadway Housing Growth</b></p>	<p>1) Relocate the section entitled Broadway Housing Growth - paragraphs 5.1.11 to Figure 11 inclusive (excluding paragraph 5.1.15 as noted above) to Section 2 – The Village and Parish of Broadway.</p> <p>2) Update paragraph 5.1.12 to delete the final sentence of paragraph and add: 'Broadway Parish Council, the qualifying body for preparing the Broadway Neighbourhood Development Plan, requested an indicative housing requirement figure as a basis for preparing their Neighbourhood Development Plan. As required by the National Planning Policy Framework, the calculations take into account the latest evidence of local housing need, the most recently available</p>	<p>Agree. Amend accordingly.</p>



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	<p>planning strategy for South Worcestershire as set out in Policy SWDP 2 of the South Worcestershire Development Plan (SWDP), planning permissions and undeveloped housing allocations in the SWDP and the population of the neighbourhood area as of December 2019. The indicative housing requirement for the Parish of Broadway for the period 2021 to 2030, equates to less than 2 dwellings. The indicative housing requirement for the Parish of Broadway for the period 2031 to 2041 equates to 53 dwellings’.</p> <p>3) Include WDC’s ‘Indicative Housing Requirements for Broadway Neighbourhood Area 2021 to 2030 and 2031 to 2041 as an evidence base document on the Neighbourhood Development Plan website and added to the list of references below Figure 11.</p> <p>4) Update figure 6 to amend dwellings under construction at Leedons Park to 26 and dwellings under construction at Leamington Road to 21.</p>	
<b>Policy HD.4</b>	<p>(1) Delete Policy HD.4: Site Allocation – Land off Kennel Lane Church Close</p> <p>(2) Delete paragraphs 5.1.31 to 5.1.38., Figure 112 and the associated Reference Documents section.</p> <p>(3) Delete all other references to the site allocation within the Neighbourhood Development Plan including those at Figure 7, Figure 3, and reinstating the Development Boundary at Kennel Lane and Church Close on figure to</p>	

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	accord with the SWDP Proposals map and paragraph 5.1.12.	
<b>HD.5</b>	<p><i>Recommended modifications:</i></p> <p>(1) Delete Policy HD.5: Rural Exception Housing and Affordable Homes</p> <p>(2) Delete paragraphs 5.1.39 to 5.1.41., Figure 13 and the associated Reference Documents section.</p>	Agree. Amend accordingly.
<b>HD.6</b>	<p>(1) Amend HD.6.1. In order to prevent the coalescence of <del>Broadway</del> <b>Leedons Park</b> and Childswickham a <del>defined local gaps should be left</del> <b>is defined</b> between the two as shown in Figure 14 and Figure 15. This <b>local</b> gap should be maintained in order to preserve the open settings and individual characters of these distinctive settlements and prevent the equivalent of ‘ribbon development’ between them. New development should preserve the separation of the settlements concerned and retain their individual identities.</p> <p>(2) Delete Policy HD.6.2 and HD6.3.</p> <p>(3) Amend paragraph 5.143 and 5.144 to refer to the rural gap between Leedon’s Park and Childswickham as: <b>‘The purpose of the local gap is to protect the rural and open setting of Childwickham and separate identity of Leedons Park, to avoid coalescence and to retain the existing settlement pattern. These settlements have the additional benefit of having open land near to where</b></p>	Agree. Amend accordingly.

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	people live, conferring significant welfare benefits.'	
HD.7	<p>(1) Amend HD7.1 and H.7.3 in each case to replace <del>will be provided in general accordance with the following</del> with <b>encouraged to provide the following:</b></p> <p>(2) Amend HD.7.2 New developments of <del>40</del> <b>5</b> or more dwellings should meet the requirements identified by current up-to-date evidence such as the Broadway Parish Housing Needs Survey.</p>	Agree. Amend accordingly.
HD.8	(1) Amend 'New housing' to 'Development proposals, as appropriate.'	Agree. Amend accordingly.
HD.9	<p>(1) Amend first sentence in 'BE.1.1' <del>All new</del> Development proposals should <b>be of high-quality design and</b> have regard to <del>the key guiding design principles below and the Village Design Statement (Appendix 1) contained within the Neighbourhood Development Plan,</del></p> <p>(2) In BE.1.1 amend 'Proposal must demonstrate' to 'Proposals should, where appropriate, demonstrate' and similarly delete 'must' and replace with 'should' in paragraph 5.2.4</p> <p>(3) In criterion b delete '(see policy BE.8: Creating a Strong Sense of Place)'</p> <p>(4) In criterion e amend to 'maintain valued views as defined in Figure 24)'</p> <p>(5) Amend BE.1.2 from 'deviation' to 'departure from policy'</p>	<p>Agree. Amend accordingly.</p> <p>Additional wording has been agreed between the Qualifying Body and Wychavon District Council to the Reasoned Justification of this policy to reinforce the importance of design to the community and within the Framework as follows:</p> <p>Deletion of Paragraphs 5.2.9 to 5.2.16. rewriting of 5.2.8, and deletion of 5.2.17. (p46-48 of the Plan)</p> <p>New paragraph 5.2.8</p>

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	<p>(6) Delete paragraphs 5.2.9 to 5.2.16 inclusive and insert into Consultation Report.</p>	<p><i>"5.2.8 The conservation boundary is drawn to reflect these special interests and design principles, which were highly supported by the community in the surveys carried out prior to formulation of the Plan. The detailed breakdown of responses to these surveys, which illustrate the strength of this support, are included in the Consultation Document".</i></p>
<p><b>BE.2</b></p>	<p>(1) Amend policy BE2 title to Development Briefs and Masterplans.</p> <p>(2) In policy BE.2.1 Major developments (10 units or more) or developments of a particularly sensitive nature <del>will be expected to</del> <b>should include prepare</b> a master plan or development brief <del>in any outline planning allocations, for example, the Station Road allocation in the SWDP (Figure 3), and a contextual plan when a detailed application is made. Contextual analysis will</del> <b>to</b> ensure there is a clear understanding of constraints and opportunities for a site. <del>to inform the master planning or development brief process.</del></p> <p>(3) Amend first sentence of BE.2.2 to 'A <del>contextual analysis plan</del> <b>Development Brief or Masterplans must should</b> demonstrate how the development integrates into the existing community, both by facilitating social and design cohesion and</p>	<p>Agree. Amend accordingly.</p>

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	<p>by integration with existing patterns of buildings, landscape, and infrastructure. They <del>must</del> <b>should</b> demonstrate how the development will achieve high standards of design and layout, contribute to a strong sense of place that responds to local character and thus integrates with that of the Broadway Village.</p> <p>(4) In policies BE.2.3 and BE.2.4 replace 'must' with 'should'.</p> <p>(5) In policy BE.2.3 add 'and masterplan' after Development Brief .</p> <p>(6) Amend final sentence in paragraph 5.2.19 to 'For this reason, on major development sites, it is encouraged that master planning is integral to the development from concept to build.'</p>	
<p><b>BE.3</b></p>	<p>(1) Amend BE.3.1 - Where appropriate, 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 <b>measures that are consistent with the Secured by Design Guides and set out in evidence such as Supporting Design and Access Statements.</b> <del>should explain how this will be achieved.</del></p> <p>BE.3.2 Proposals which <del>fail</del> satisfactorily <del>to</del> create a safe and secure environment for residents of the development and for the Neighbourhood Area environment will <del>not</del> be supported.</p>	<p>Agree. Amend accordingly.</p>

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<p><b>BE.4</b></p>	<p>(1) Amend Policy BE.4: Heritage Assets to read:</p> <p>BE.4.1 Proposals which <del>may visually detract from, hinder access to or in any other way cause detrimental harm to</del> affect a heritage asset will be required to include an assessment that describes the significance of the asset to the Village and what mitigating actions have been considered. This should be undertaken with regard to the impact of the proposal on the character, context and setting of the asset, on the views both to and from the asset and on its physical surroundings. <del>as recommended by Historic England (below). The ethos of any proposal should be to maximise enhancement of the asset and minimise any harm that might endanger the asset.</del></p> <p>BE.4.2 Proposals which lead to substantial harm to or total loss of the significance of a designated heritage asset will not be supported unless it can be demonstrated that the substantial harm or loss <del>is necessary to achieve commensurate</del> <b>is outweighed by significant public benefits.</b> <del>that outweigh harm or loss, or that all of the following apply: a. The nature of the heritage asset prevents all reasonable use of the site; and b. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and e. Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and d. The harm or loss is outweighed by the benefit of bringing the site back into use.</del> BE.4.3 Proposals which result in less than</p>	<p>Agree. Amend accordingly.</p>

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	<p><del>substantial harm must demonstrate public benefit outweighing that harm.</del></p> <p><del>BE.4.4</del> <b>BE.4.3</b> Proposals, including change of use, which enable the appropriate and sensitive restoration of listed buildings <b>where it conserves and enhances the listed building</b> will be supported.</p> <p><del>BE.4.5 All proposals must conserve the important physical fabric and settings of listed buildings.</del></p> <p><del>BE.4.46</del> Development within and adjacent to all heritage assets will be strictly controlled as recommended in <b>Development Proposals are encouraged to consider</b> Historic England's advice contained in Historic Environment Good Practice Advice in Planning Note 3, <b>or as amended</b>. <del>Development which fails to conserve or enhance the character or appearance of the conservation area will not be supported.</del></p>	
<b>BE.5</b>	<p>(1) Amend policy to read: BE.5.1 Proposals for replacement dwellings <del>must</del> <b>should</b> respect the character and appearance of the <del>locality</del> <b>surrounding area having particular regard to sites such as those within the Conservation Area or affecting the setting of listed buildings.</b></p> <p>BE.5.2 Proposals for replacement dwellings <del>will be supported provided they do not over develop the existing site and do not detract</del> <b>should not have a harmful impact upon</b> <del>from</del> the amenities of neighbouring dwellings <del>occupiers</del>.</p>	Agree. Amend accordingly.

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	<p>BE.5.3 Replacement dwellings should, wherever possible, comply with the Village Design Statement (Appendix 1) and avoid harm <del>or damage</del> to the natural environment. This policy will only apply to lawful permanent dwellings and does not apply to caravans or mobile homes.</p>	
<p><b>BE.6</b></p>	<p>(1) In BE6.1 amend 'Design Guide SPD 2018' to 'South Worcestershire Design Guide 2018'.</p> <p>(2) Amend part a. <del>Not erode</del> <b>Conserve and enhance</b> the character the Conservation Area; and part c. <del>Not alter</del> <b>For proposal on</b> frontages, including front gardens, <b>have a positive impact upon the</b> <del>detriment of the</del> street scene;</p> <p>(3) Amend BE.6.2 Alterations to the façade of a building should be limited to a <del>minimum</del> <b>small extensions that are in keeping with the character of the existing building.</b></p>	<p>Agree. Amend accordingly.</p>
<p><b>BE.7</b></p>	<p>(1) BE.7.1 All new housing developments, will be encouraged to comply with Home Quality Mark principles. Development will be <del>expected</del> encouraged to achieve a defined star rating <b>other than where it can be demonstrated in a full financial appraisal that such initiatives would make the development unviable.</b> <del>Opportunities should be taken</del> <b>Development proposals are encouraged</b> to achieve this level during any proposals for conversions or extensions.</p>	<p>Agree. Amend accordingly.</p>



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	<p>(2) BE.7.4 Resource efficient design, including the use of local materials, energy efficient technologies and sustainable construction techniques, will be supported.  <del>All development in the Neighbourhood Area should respect local character and residential amenity.</del></p> <p>(3) BE.7.5 Development and design <del>will be expected to be aware of</del> <b>are encouraged</b> <u>to contribute towards</u> the Government target of zero carbon emissions by 2050.</p> <p>(4) Correct link to the equality mark in footnote 10.</p>	
<b>BE.8</b>	<p>(1) In Policy BE.8.1 amend 'must' to 'should'</p> <p>(2) Delete Policy BE.8.2</p>	Agree. Amend accordingly.
<b>Design Review Panel</b>	<p>(1) Retitle Built Environment Project 1: Design Review Panels to Community Project 1: Design Review Panels</p> <p>(2) Delete final paragraph of Built Environment Project 1 – Design Review Panel and renumber other Community Projects sequentially.</p>	Agree. Amend accordingly.
<b>NE.1</b>	<p>(1) NE.1.1 <del>The Neighbourhood Plan will support</del> <b>Development</b> proposals will be supported that protect and enhance <del>the rich natural features provided by</del> including trees, woodlands, and hedgerows that characterise Broadway and its environs. Developments <b>proposals</b> which would result <b>in</b> the loss or partial loss of <b>trees</b>,</p>	Agree. Amend accordingly.

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	<p>woodlands, or significant stretches of hedgerows, <b>which are considered to be important natural features</b> will not be supported unless it can be demonstrated that any loss would be replaced by <b>the implementation of an approved compensatory scheme</b>. <del>equivalent or better replacement in terms of quantity and quality in a suitable location. Removal of mature trees (defined by diameter) will not be supported.</del></p> <p>NE.1.2 Development that would result in the loss or <b><u>partial loss of irreplaceable habitats such as</u></b> ancient woodlands, <b>ancient or veteran trees</b> or <b>traditional orchards</b> <del>or remnant orchards</del> will not be supported.</p> <p>NE.1.3 <del>All New</del> <b>d</b>Development <b>proposals</b> will be encouraged to protect existing trees and hedges where possible, having regard to BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) or as subsequently revised or replaced. Where it is not possible to protect existing trees and hedges, replacement trees and hedges should be planted ideally within the site or in <b>a an agreed alternative</b> <del>suitable</del> location.</p> <p>NE.1.4 <del>Where possible, new development</del> <b>L</b>andscaping <b>schemes</b> should benefit wildlife and biodiversity by incorporating new native tree and hedge planting of a suitable size and species. <del>(see Woodland Trust Trees and Woodland policies12)</del></p> <p>NE.1.5 New hedge or shrub planting <del>should be incorporated</del> <b>schemes are encouraged to have</b> regard to BS 4428:1989 (Code of Practice for General</p>	

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	<p>Landscape Operations) and <del>any</del> new tree planting <b>schemes are encouraged to should</b> be carried out in accordance with BS 8545:2014 (Trees from Nursery to Independence in the Landscape) or as subsequently revised <del>or replaced</del>.</p> <p>(2) Amend figure 22 mapping, title and key to show only Local Wildlife Sites and SSSIs referred to elsewhere in the Neighbourhood Development Plan.</p>	
<p><b>NE.2</b></p>	<p>(1) Amend Policy NE.2 to 'Development proposals <del>must</del> <b>should, where appropriate,</b> demonstrate how they are appropriate to, and integrate with, the character of the landscape setting, <del>while and where necessary</del> conserving and, <del>where appropriate,</del> enhancing the character of the landscape, including important local features. Development proposals should ensure that <del>all</del> prominent views <del>of the landscape and important vistas and skylines (known collectively as valued landscapes — see identified in Figure 24)</del> are maintained and <b>are not adversely affected</b> <del>safeguarded</del>, particularly where they relate to heritage assets and Village approaches.</p> <p>(2) Amend reference in paragraph 5.3.9 to paragraph 174a</p> <p>(3) Amend references in supporting text, figures, and map keys from valued landscapes to valued views.</p> <p>(4) Amend final three sentences of paragraph 5.3.13 to '<b>The two areas were once covered by hard, Birdlip Limestone and softer, underlying layers of the Lias</b></p>	<p>Agree. Amend accordingly.</p>

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	<p><b>Group. These layers have been stripped from the Vale in the last half million years. As the weight of rock was removed by erosion, the earth rebounded, and the limestone edges were tilted upwards. Erosion of the underlying Lias continues, undermining the rigid limestone, which eventually cracks, breaks away and slides down the steep scarp slope, creating interesting geological features. Thus, Oolitic limestone adorns the edge, whilst the Vale exposes older rocks of the Lias Group and red Mercia Mudstone.'</b></p>	
<p><b>NE.3</b></p>	<p>(1) Amend Policy NE3.1 to 'Development on any Local Green Space (LGS) <del>that would harm its openness or special character or its significance and value to the local community</del> will not be supported (SWDP 38) unless there are <del>exceptional</del> <b>very special</b> circumstances which outweigh the harm to the Local Green Space'.</p> <p>(2) Delete NE3.2</p> <p>(3) Delete references to LGS15, LGS16 and LGS17 from the supporting text and maps.</p> <p>(4) Add at beginning of para 5.3.34 add: <b>The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. The Neighbourhood Development Plan identifies and seeks to protect those local green spaces that are in reasonably close proximity to the community it serves; demonstrably special to a local community and holds a particular</b></p>	<p>Agree. Amend accordingly.</p>

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	<p>local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and local in character and is not an extensive tract of land. In doing so, the Neighbourhood Plan seeks <del>which</del> additionally to...</p> <p>(5) Add at end of 5.3.34 – A report entitled ‘Local Green Space Assessment’ for each of the Local Green Spaces assesses each of the sites against the NPPF criteria and is available at <i>(insert hyperlink)</i></p> <p>(6) Provide a map at a sufficient scale to clearly identify the full extent of the Local Green Space designations.</p>	
NE.4	<p>(1) Delete Policy NE.4 Green Wedge and paragraphs 5.3.52 to 5.3.56 inclusive</p> <p>(2) Amend second sentence of paragraph 5.1.2 to ‘At the heart of the village are areas of open green infrastructure which collectively form a Green Wedge. This <del>wedge is</del> <b>are</b> much valued by residents and visitors alike and plays an important role in conserving the village’s rural ambience.</p> <p>(3) Delete final sentence of paragraph 5.1.2 and other references to ‘Green Wedge’ elsewhere in the Neighbourhood Development Plan.</p>	Agree. Amend accordingly.
NE.5	(1) Delete ‘and Adjacent areas’ from the Policy Title.	Agree. Amend accordingly.
NE.6	(1) Amend NE.6.1 to read: <del>Where applicable,</del> Development proposals should	Agree. Amend accordingly.

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	<p><del>demonstrate how they will</del> safeguard, protect, <b>or</b> enhance <del>and/or restore the natural environment</del> <b>biodiversity and geodiversity interests</b> including <b>local wildlife rich</b> habitats and protected species. Where appropriate, development proposals <del>will be expected to</del> <b>should</b> demonstrate that they will:</p> <p><del>b</del> a. Protect or enhance biodiversity assets and secure their long-term management and maintenance; and</p> <p><del>a-b</del> Not lead to a net loss of biodiversity <b>or geodiversity assets unless adequately mitigated or compensated for</b> <del>by means of an approved ecological assessment of existing site features and development impacts;</del></p> <p><del>e. Avoid negative impacts on existing biodiversity.</del></p> <p>(2) NE.6.2 – Add ‘wherever practicable’ to align with SWDP 22</p> <p>(3) Add at paragraph 5.3.65: The Happylands Quarry Local Wildlife Site is also designated as a Local Geological Site, as several different Jurassic rock formations are represented within it. The upper part of the Broadway Hill SSSI is also designated as the Broadway Cambered Gulls Local Geological Site. The landforms show the presence of “cambered gulls,” unusual geological features that can readily be viewed from Broadway Tower. Any land management in this area should ensure that the landforms are undisturbed.</p>	

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<p><b>NE.7</b></p>	<p><del>Proposals for new Developments proposals should demonstrate high levels of water efficiency and should not increase pluvial flood risk either at the site or elsewhere, in accordance with NPPF paragraphs 14, 155 and 156.</del></p> <p>NE.7.2 <del>All</del> <b>Developments proposals, where appropriate</b>, should incorporate sustainable drainage systems to ensure run-off volumes do not exceed a 1:100-year prolonged rainfall event. Changes to such events from climate change must be <del>allowed for</del> <b>considered</b>.</p> <p><del>NE.7.3 Rainfall run-off should be retained within the proposed development and not increase local surface water run-off.</del></p> <p><del>NE.7.4 Where appropriate, developments within 20m of a water course should show site specific flood risk assessments if an area of surface water flood risk is located in Flood Zones 2 or 3 and occupies more than one hectare.</del></p> <p>NE.7.5 The performance of existing mitigation measures, such as ditching, balancing ponds, should be maintained <del>and</del> <b>or</b> improved to ensure satisfactory performance.</p> <p>NE.7.6 The importance and benefits of <b>sensitively designed</b> sustainable drainage systems, water quality and amenity are recognised and should be promoted <b>where it safeguards the natural environment</b>.</p>	<p>Agree. Amend accordingly.</p>

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<p><b>NE.8</b></p>	<p>(1) NE.8.1 <del>All new development must</del> <b>Development proposals, where necessary, should</b> demonstrate adequate means of foul drainage, and evidence submitted to show sufficient capacity exists within the system to drain and process sewage <b>including</b> during and subsequent to episodes of heavy rainfall.</p> <p>(2) Add new paragraph at 5.3.74 as follows: <b>Severn Trent under the Water Management Act provide capacity for growth. It is important in reaching conclusions on a proposal to understand the risk to the network from new development. Should there be capacity issues a scheme should be promoted to address the risks accordingly.</b></p> <p>(3) NE.8.2 Amend 'should include' to <b>'will be supported that demonstrate that measures are available to'</b></p> <p>(4) NE8.4 – Add <b>All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.'</b></p> <p>(5) NE.8.5 – <b>Where sufficient evidence is provided to both Severn Trent and the LLFA to demonstrate that</b> <del>Should</del> any connections into combined systems be <b>are</b> unavoidable, the system should remain separate on site up to the point of connection.</p>	<p>Agree. Amend accordingly.</p>



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<p><b>NE.9</b></p>	<p>Amend Policy NE.9 (1) Proposals for domestic and commercial polytunnels <del>requiring planning permission</del> will <del>only</del> be supported provided that:</p> <p>Delete parts a, e, g, and h</p> <p>Amend b) the cumulative effect of the development <del>as a whole</del>, including its associated ancillary works and infrastructure does not cause <b>significant</b> <del>undue</del> harm to the landscape character, historic assets or sites, Conservation Area, valued views, residential amenity or increases the risk of flooding. <del>in the Neighbourhood Area, for example through inadequate provision for the capture and storage of rain water run-off;</del></p> <p>c) <del>there is a limit imposed on the hours that</del> lighting <del>can be used in order to</del> <b>is minimized to avoid</b> light spillage <b>and light</b> pollution, and <del>there will be no</del> appreciable increase in the amount of noise generated <b>by the development proposal is not harmful to</b> <del>the detriment of the normal enjoyment of</del> residential amenity;</p> <p>d) no polytunnel is closer than <del>the minimum distance of</del> 50 metres from any residential <del>property dwellings, including those</del> <b>and an</b> associated with agriculture (a 'buffer zone' <b>is secured around the polytunnel and kept free of storage and other activities connected with the operation of the development proposal unless there are</b> <del>Deviations from this general safeguarding distance should only be permitted in exceptional</del> circumstances <del>and</del> where topography and natural</p>	<p>Agree. Amend accordingly.</p>

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	<p>screening of the site allows <b>minimises any adverse impact;</b></p> <p>f) <del>conditions are imposed to ensure that waste plastic is disposed of promptly and appropriately in accordance with WCC or Wychavon (TBC) waste regulations, that sheeting is rolled back and safely secured outside the growing season, and the impact of increased heavy vehicular traffic developments is minimised; and</del></p> <p>(2) Add at 5.3.77 <b>unless there are circumstances where topography and natural screening of the site minimises any adverse impact;</b></p>	
<p><b>NE.10</b></p>	<p>(1) NE.10.1 <del>Lighting on new development</del> should be kept to a minimum, while having regard to highway safety and to security, in order to preserve the rural character of the <del>Village area by:</del> <b>Amenity lighting of buildings should be kept to a minimum and it's a) the use controlled by of sensors and timers where possible.</b></p> <p>NE.10.2 Applications for new development should</p> <p>b) <b>demonstrating</b> how the dark skies environment will be protected: <del>through the submission of appropriate supporting documentation to demonstrate including,</del> <b>where appropriate in accordance with current professional guidance the Cotswolds AONB Dark Skies Policy.</b></p> <p>c) <del>NE.10.3 Lighting on new development should be being</del> designed and sited to <del>help</del> reduce light pollution and contribute to dark skies <del>as part of the Campaign to</del></p>	<p>Agree. Amend accordingly.</p>

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	<p><del>Protect Rural England's Dark Skies Policy 27. NE.10.4 Proposals which and</del></p> <p><del>would not</del> resulting in excessive light pollution <del>will not be supported</del></p> <p>NE.10.52 Development proposals that result in excessive noise or detriment to the tranquillity of the <del>environment</del> <b>area</b> will not be supported.</p> <p>(2) Retitle Natural Environment Project 1: to Community Project 2</p>	
<p><b>LET.1</b></p>	<p>Amend LET.1.1 In cases where planning permission is required, proposals for redevelopment or change of use of land or buildings from retail use to other Class E categories will <del>only</del> be <b>supported within the Village centre subject to Policy SWDP 10 of the Adopted South Worcestershire Development Plan'</b>. <del>permitted</del></p> <p><del>if for LET1.2 below or if the. In reaching existing site is either no longer</del></p> <p><b>Consideration will be given to whether the site is</b> economically viable or has been marketed at a reasonable price for at least a year without restriction and <b>whether there is an alternative, equivalent facility within safe walking distance. This will maintain the availability of retail space in the Village.</b></p> <p><del>.LET.1.3 Out of Centre Development Proposals for retail development away from the Village centre<sup>24</sup> will not be supported.</del></p> <p>(3) Amend Policy LET1.3 Proposals for retail development away from the Village centre will <del>not</del> be supported <b>subject to Policy SWDP 10 of the Adopted South</b></p>	<p>Agree. Amend accordingly.</p>

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	<p><b>Worcestershire Development Plan.</b></p> <p>(4) Delete 'only' in Policy LET1.4a and Delete Policy LET1.4 b.</p>	
<b>LET.2</b>	<p>(1) Delete policy LET.2.2</p> <p>(2) Delete paragraphs 5.4.15; final sentence of paragraph 5.4.16, second sentence of paragraph 5.4.19 and delete photographs of 'excessive signage and A Boards.'</p>	
<b>LET.3</b>	<p>(1) Diversification and extension of rural <b>farm</b> business <del>based on existing farm sites</del> will be supported. <del>only</del> where there would be no harm to the character or biodiversity of the countryside or to aspects of local heritage. Where such diversification or extension of business requires additional building, this <del>must</del> <b>should</b> be appropriate in scale to <del>the</del> <b>its</b> rural location and, if <del>necessary</del> <b>appropriate</b>, be screened by <b>an agreed landscaping scheme, landform or planting.</b></p> <p>(2) Amend '250sqm or more' to 'over 1,000 sqm net' in second sentence of Policy LET.3.2</p>	Agree. Amend accordingly.
<b>LET.4</b>	<p>(1) Amend Policy LET4.1 - '<del>only</del> where there would be no <b>significant</b> harm to the character <b>of the area,</b> <del>or not lead to a net loss of</del> biodiversity <del>of the countryside</del> and the site is effectively <b>well</b> screened by landform, trees, or planting.</p> <p>(2) Delete LET.4.2</p>	Agree. Amend accordingly.

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	<p>(3) Policy LET.4.3 - replace 'must' with 'should'</p> <p>(5) Amend Policy LET.4.4 to Applications <del>that involve the removal or unacceptable harm to features of archaeological heritage</del> <b>should not have an adverse effect on the sites of archaeological and historic interest will not be supported.</b></p>	
<b>LET.5</b>	<p>(1) Amend Policy LET.5 <b>Where practicable, all new residential and commercial development</b> <del>within the Neighbourhood Area will be expected to include</del> <b>should be provided with</b> the necessary infrastructure to allow future connectivity at the highest speeds available.</p>	
<b>COM.1</b>	<p>(1) Delete Policy COM.1.1</p> <p>(2) Amend figure 36, list and photographs to delete retail and business interests: 3,5,6,24,25 and 28.</p> <p>(3) Delete last sentence of policy COM.1.3 - Relocations to an alternative site may also be possible under other exceptional circumstances.</p> <p>(4) Add SWDP 37, to second bullet point in Reference Documents section</p>	
<b>COM.2</b>	<p>(1) COM.2.1 <del>The Neighbourhood Area has a wealth of public rights of way (footpaths and bridleways — see Figure 39). As appropriate, new</del> <b>Development proposal, where appropriate, should</b> <del>must</del> demonstrate how walking and</p>	

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	<p>cycling opportunities have been prioritised and adequate connections made to existing routes.</p> <p>COM.2.2 Proposals which <del>either</del> adversely affect existing walking and cycling routes <del>or do not encourage appropriate new walking and cycling opportunities</del> will not be supported.</p> <p>(2) Renumber Community Projects to sequentially follow renamed Community Projects.</p>	
<b>Appendix 1</b>	<p>(1) Amend references to Appendix 1 - Broadway Village Design Statement to make clear it is an evidenced base to the Neighbourhood Development Plan but is not part of the development plan itself.</p>	
<b>Entire Document</b>	<p>Modify general text, figures or image to achieve consistency with the modified policies, to correct identified errors, and so it is evident how a decision maker should react to development proposals.</p>	<p>Agreed, Neighbourhood Plan amended as appropriate.</p>