

## **Minutes of the Neighbourhood Development Plan Steering Group of the Broadway Parish Council**

### **Meeting held Monday 12<sup>th</sup> March 2018 in the Parish Council Office**

Present:	Barrie Parmenter	Chairman Parish Council
	Gordon Franks	Chairman
	Kevin Beasley	Finance
	Graham Love	
	Joe Aspey	Chairman BBA
	Tom Bloch	
	Robin Goldsmith	Chairman The Broadway Trust
	Ron Kemp	
	Steve Williams	
	Peter Reading	
	Neil Pearce	Project Manager

#### **1. NPPF**

GL raised the subject of the recently issued discussion document regarding new NPPF guidelines. He suggested that this meant establishing need would be more of a top-down process. Perhaps helpfully, major development is now to be defined as more than 10 houses.

NP confirmed that he had seen it, but like GL, only skimmed it. It is an 80 page document with additional guidance annexes, described as 'evolutionary' and tweaking existing rules rather than rewriting them. Public consultation is taking place until mid-May and the new policy will be issued in the Summer. 'Affordable' has been redefined. The approach to OAHN has been standardised. Housing needs assessments will only be valid for 2 years.

There is a meeting at County Hall on Tuesday 20<sup>th</sup> March to explain the SWDP 5-year review. BP, GL and GF will attend.

If the NDP is in place with allocated land, we only need to be able to demonstrate 3 year's supply, not 5 as at present. There followed discussion about the Station Road's allocation. The forward supply of land will now depend on having 'detailed planning permission' not outline, as at present. Planning consent duration may shorten to 3 years; we await new rules.

GL reminded the meeting that dwellings on Leedons Park are not currently recorded against the housing need results.

NP asked whether we have asked District how many houses have been committed in the parish. GL will contact Andy Ford to ascertain.

Law firms and consultancies will shortly produce precis of the new rules; all are to keep eyes open for them. NP will brief the Steering Group in April on the changes.

## **2. Vision Statement and SWOT analysis.**

These are now agreed. RG to ensure they are now added to the website.

KB noted that the Minutes for the 11 December meeting are not yet posted on the website. RG to action.

## **3. Chapter - Tourism.**

RG and JA presented the outline research plan for the Tourism Chapter, attached.

GL reminded that Tourism England will have information on Broadway. We need to find the source of the observation that Broadway is the 'jewel of the Cotswolds'.

TB revealed Barn Close Surgery has the highest number of temporary resident patients in Worcestershire, indicating a large visitor population.

NP suggested we look at St Ives NDP as it is a small town with many similar problems to Broadway.

KB asked whether this level of detail was required for all the policies. NP replied that there was no minimum but that the more evidence can be supplied to support policies, the more likely they are to be accepted.

KB reminded the meeting that Chris Brooks at Wychavon has a list of coach companies serving Broadway. RG to action.

## **4. Chapter – Economy**

JA reported that the Business Survey has been hand-delivered to almost all the Broadway businesses. Returns are due by 31<sup>st</sup> March 2018 and they will then be analysed by Simon Purfield.

We could expect analysis of the results by later in April.

## **5. Chapter – Homes**

GL reported on initial discussions and thinking. He felt that his group would produce policies and then find the evidence to support them. Village Design Statement suggests policies to look at.

JA raised the observation that some holiday-let houses are paying Business Rates and will therefore not show on the list of second homes. There followed some discussion on how these could be second homes as well as holiday lets and thus escape notice.

## **6. Chapter – Community**

GF and TB had worked on this. They started with the 2006 Parish Plan. They had thought about the facilities existing in the village and what was missing. They had considered the capacity of the Lifford Hall and whether it could be revamped to enable it to be used for other purposes, as well as its current use for drama and exercise classes. Could it be more useful to the older element of the community.

They had looked at cycling and footpaths. GL reminded that there is a Definitive Map of footpaths held by Worcestershire CC. Both felt that cycling could be facilitated in the village and the surrounding countryside. A. Gorton is planning electric bike hire from Broadway Tower and Country Park.

The mix of shops will be considered from the point of view of residents and visitors. Local services will be examined. What do we have; what is missing?

All such plans need to allow for growth in numbers that will result from further development.

KB suggested that indoor sports facilities might threaten the village's village status. With other facilities, such as toilets and car parking, he asked if there might be a danger of becoming a 'town'.

GF thought cars and transport were an important area to consider. Should there be charging points on new car-park spaces?

Transport from the Station to Broadway was discussed. JA reported that he had had discussions with a local man who wished to provide an 8 seater mini-bus. This is being developed with GWSR.

Allotments were discussed, as was pedestrianisation.

## **7. Chapter – Environment**

GF and PR are producing this. GF has a detailed study produced by Wychavon (our Bronze Study) of the environmental issues around Broadway, set in the broader context of Worcestershire. It was discussed that we should ask the authors of this report to provide an executive summary, which would be additional cost.

GF is meeting with Prof. Derek Wakelin of the Natural History Society to discuss some of the issues raised by the Study.

KB raised the subject of aspirations. All accepted that the principal role of the Neighbourhood Development Plan was land use. However, the chapters address our vision for the village in the next decade or so, and so should legitimately address the aspirations expressed in the surveys, workshops and discussions, even where no obvious land is available for their realisation.

KB highlighted that the Parish will need some extension to the graveyard before too long and land should be identified for that purpose. The Parish Council should also perhaps investigate the regulations for re-use of graveyard space to establish whether that could provide some respite.

GF reminded the Group that a space is reserved in the Newsletter for regular updates on our progress. The next deadline is 1<sup>st</sup> April.

## **8. Finance.**

KB gave an overview of the situation. Without VAT, which is reclaimed, we have spent GBP 11.5k, 3.5k of which is on consultants' fees. The cost of the Business Survey is additional.

We were given District grants worth GBP 12,475, which has to be spent before the year-end, or it will be lost. The Parish Council will match District funding.

**[KB to correct these figures in the event that I did not catch them all correctly]**

## **9. Next meeting**

The next meeting will be held in the Parish Office at 10.00 am on 9<sup>th</sup> April 2018. It is to be announced as a public meeting.

**Note:** This means that members of the public can attend but not participate in the meeting. They may ask questions at the end after the official meeting has closed.