

Minutes of the Neighbourhood Plan Steering Group of the Broadway Parish Council

Meeting held Monday 20th September in the Parish Council Office

Present: Barrie Parmenter Chairman Parish Council
 Gordon Franks Chairman
 Joe Aspey
 Derek Wakelin
 Steve Williams
 Neil Pearce Project Manager
 Jan Sherwood

1. Gordon Franks welcomed all to the meeting, with apologies from Messrs. Love, Goldsmith, Bloch and Reading;
2. In connection with LGS and Valued Landscapes, Neil to review the potentials including photographs for approval. Some of the most valued sites are captured on historic postcards and SW will supply. Historic valuation important, as evidenced by vintage postcards.

Peter Reading has taken photographs: memory stick to be sent to Jan for reducing and circulation to Steering Group.

Separate meeting to be fixed by GF for LGS and VL review by Neil and Jan. We have to respond to Jan's commentary on LGS s.

3. The Broadway Tower panorama is amongst these *iconic views* (a terminology quite appealing) and may need to be treated under a separate policy accordingly: as part of the Natural Environment policy;
4. The 'Glimpse Views' from the Conservation Policy and otherwise may have their own policy treatment; they may qualify as Valued Landscapes, and a series of angles may be appropriate. Angles need be clearly defined: see Ilmington for comparable;
5. Emerging Policies and Objectives

Presentation of the policies from their chapters were discussed:

Economy and tourism	JA
Natural Environment	DW
Community	GF

It was agreed that the NP will be holistic and that although we are dealing with five chapters (Homes, Economy, Community, Natural Environment, Built Environment) they are inter-related and will be dealing with many common issues e.g. car parking, maintaining character of village, green spaces, etc.)

If we all follow a treatment format of Headings, Objective, Policy, Justification, Evidence) then we will achieve consistency and clarity.

Economy & Tourism

Because of the impact of the Use Classes Order, where change may be possible between use classes without consent, the wording *where Planning permission is required* should be introduced as appropriate.

Protection of the *vitality and viability of the Village* should be primary terminology.

With shops, (subject to the Use Classes Order) there is no inherent policy objection to change of supply, but the character of the shop frontage is an important control mechanism: see the Stratford Plan for guidance.

The more potentially contentious the policy, the more justification and supporting evidence is necessary.

Overall the scale of JA's draft is about right, with perhaps more evidential language required, there being useful language in both SWDP and NPPF.

The meeting noted RG's broadband summary.

Tourism is a subject needing treatment of its own, with a danger of overt restriction upon expansion, which is to be avoided, and careful wording needed.

Some plans simply remain silent on the basis that market forces will dictate.

The Community's own proposals can be supplemented by National/District Policy references; thus build in a Three Tier approach for consistency for all headings.

Natural Environment

Policy on Green infrastructure and local green spaces: protect and enhance biodiversity and the natural environment.

Good narrative and sound policies.

Community

Some aspirations relate to future plans eg forums and thus may not be sufficiently connected with land use for substantive policy. Nevertheless it is recommended that such aspirations not relating to land use may well be included as projects.

Under the Justification heading, further reference to clusters of opinions in survey findings would improve presentation, eg []% said . . . or *one resident said . . . etc. Or a number of residents said . . . etc.*

Generally for presentation purposes it may be useful to identify community assets and then highlight separately the activities taking place there by way of separate Appendix, which would include the evidence base material of the kind mentioned in the preceding paragraph.

Specific Drafting Points

supported = *protected and enhanced*

Car Parking /Traffic Management Policy

The Stratford Plan has a very useful guide about the role of car parking facilities in the community.

One aspect prescribes one car parking space per bedroom for new developments. Another that garages must not be lost (to residential) unless a suitable alternative is provided.

Paragraph 83 d talks about retention and development . . .[]. . .

It is customary to use footnotes for National/District Policy references.

6.The new NPPF is under review noting that Affordable Homes whilst still requiring a 40% share are now defined as those discounted from market value by at least 20%.

7. Jan discussed the form of Ilmington presentation (Broadway's due November 10)and would send us precedents. There is a power point Introduction then display boards for each chapter/ policy heading with the public to comment on each by individual traffic light approval marking (approve/unsure/ disapprove) on pre-supplied clipboards.

The concerns under paragraph 6 may need a separate presentation.

Exhibition/Consultation Event – 9/10 November

Lifford Hall booked for these dates

We should assume that people will know very little of NP therefore we should remind them.

Suggested outline:

- Role of Neighbourhood Plan

- Map of Broadway Parish
- Village and Parish Profile
- Character appraisal
- NP vision
- Residents' survey results – mood card analysis
- Headline potential policies

Consider Homes, Built Environment, Natural Environment, Economy and Tourism, Community, Objectives, Policies

Must be visual and punchy to get valuable feedback

8. The date for the next meeting (and interim groupings) is to be confirmed.

SW/GF