



 THE CHURCH
OF ENGLAND

CHURCH
COMMISSIONERS

Mr Stephen Lindner,
Assistant Diocesan Secretary (Finance)
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Deansway
Worcester
WR1 2JE

Matthew Crowe

Senior Case and Policy Advisor
Pastoral Department

Our ref: NB 42/022CP
12th March 2018

Dear Mr Lindner,

**Broadway Glebe – Proposed promotion agreement on 32 acres of land off
Evesham Road, Broadway
Endowments and Glebe Measure 1976**

Thank you for your letter of 22nd February 2018 with attachments, seeking the Commissioners' consent to the proposed promotion agreement on 32 acres of glebe land at Broadway, which included a representation against the proposal from Broadway PCC and letters of comment from Broadway Parish Council, and the Broadway Trust. I note that your Investment & Glebe Committee feels that the letters of comment might add context to the PCC's objection (even though the Parish Council and the Trust have no rights of representation themselves).

I summarise the representation below.

Summary of the representation

- (i) The PCC says that it was told that the 32 acres could provide 400-600 houses. This would, it feels, remove Broadway's village character by virtually linking the village with Childswickham to create a town.
- (ii) The PCC struggles to see how the existing amenities could cope with a development of that size, and the village is already "bursting at the seams" with new houses. (The Broadway Parish Council and the Broadway Trust also point out that this site is outside the village development boundary and has not been allocated for development in the South Worcestershire Development Plan; that Wychavon District Council has a robust supply of housing development land in excess of the five-year demand and the Housing Needs Survey currently in hand is unlikely to identify unsatisfied housing needs in Braodway.)

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- (iii) The PCC says that following the problems it experienced around chancel repair liability and the extensive pastoral damage caused by this, it feels that the proposed development could jeopardise the fragile relations with the village, which are only just starting to recover. The PCC feels that local people will not see the distinction between the "local" church and PCC and the Diocese. It refers to similar proposals in a neighbouring parish which have caused a serious backlash against the church.
- (iv) The PCC also feels that local people would believe the PCC would receive any monies from any sale, which could make its own fundraising even more difficult as it currently struggles to meet more than two thirds of their parish share.
- (v) The PCC feels there should have been wider consultation in this matter; including Broadway Parish Council, the Broadway Trust and the Childswickham parish. It says that if the sale went ahead without consulting Childswickham it could create animosity between the two parishes which would be highly undesirable as Childswickham may soon become part of the benefice.
- (vi) Overall, the PCC believe that the proposed promotion of this land would stunt the mission and pastoral care in the village.

Since the diocese wishes to proceed with its proposal notwithstanding the representation from the PCC, it will be necessary for our Mission and Pastoral Committee to consider the matter. To help the Committee in its deliberations I should be grateful for your comments on the representations in general and on the following points in particular:

1. Please let me have a copy of the Glebe Agent's initial report (to which he gave an update dated 13 December 2017). I assume this includes an estimate of the likely sale proceeds if the land was to be developed (NB this would remain confidential to our Committee). It would also be helpful, if available, to have a copy of the SHLAA plan for Broadway to which the agent refers and photographs of the site.
2. MacTaggart & Mickel's letter suggests that they would not intend to bring forward any development of the site before the mixed-use site allocation (SWDP59/19) is developed, and would promote the site through the next review of the SWDP. What is the likely timescale for this?
3. To what extent do you think the matters raised by the PCC are issues which should be determined by the planning process?
4. Has your Board taken account of pastoral factors, including any adverse impact on the Church's mission and the reputation of the PCC (and priest-in-charge), when considering the proposed disposal? If so, what are its reasons for overriding them and wishing to proceed with the

sale? Please explain the PCC's reference to pastoral problems arising from Chancel Repair Liability. To what extent would the potential housing development provide a pastoral opportunity?

5. What is the current parish share for Broadway and to what extent does the PCC meet it? Has its ability to pay been affected by the Chancel Repair issue? Would you expect the proposed promotion agreement to have a negative impact on the parish's ability to meet its commitments? In the longer term might housing development lead to an increase in the parish's income?
6. Has there been any informal consultation with the Childswickham PCC about the proposed development? If so, what are its views. Please comment on the Broadway PCC's view that development of this site might affect relations between the two parishes and have an adverse impact on possible pastoral reorganisation.
7. Are there any other factors which the Commissioners should be aware of when considering the objection?

In considering what information to include in your reply, I should be grateful if you would bear in mind that the Commissioners are now required to consider the representation under the quasi-judicial process laid down by the Endowments and Glebe Measure. A legal challenge may arise from the Commissioners' decision if, among other things, it is based materially on incorrect information. In some cases this might necessitate the serving of new notices under the Endowments and Glebe Measure and the process effectively starting again. Of necessity, the Commissioners rely on others to provide the information to assist their deliberations and to this end I should be grateful for your help.

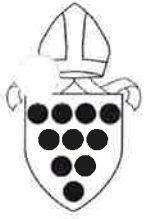
The next three meetings of the Pastoral Committee at which this case could be considered are due to be held on **9th May, 18th July and 5th September**. If the matter is to be considered at the meeting on the 9th May we will need to receive your response by **29th March**. This is to allow time for this letter and your reply to be sent to the representors, for them to make any further comments and, if necessary, for you to respond. As you know we also ask representors whether, if there is to be a public hearing, they wish to speak to their representations at the Committee. In that event there will also be an opportunity for you or a diocesan representative to attend and speak in favour of the proposals. The diocesan representative may be any appropriate person (e.g. the Chairman or a member of the Diocesan Pastoral Committee or an Archdeacon) but should not be the Diocesan Registrar or other legal representative. We do not wish the Endowments and Glebe Measure process to take on the characteristics of an adversarial tribunal and have advised the representors that they too should not be legally represented.

We would normally expect the representations to be considered at the earliest opportunity but please let me know if you are unable to meet the timetable for the May meeting or wish to give the matter further consideration or undertake further local consultations before replying. Once we have informed the

representors of the meeting date (which we will do when sending them a copy of your reply) we would hope not to have to defer it. However, all parties will have the right to ask us to defer the matter to a subsequent meeting if justifiable reasons arise.

Yours sincerely

Matthew Crowe



 THE CHURCH
OF ENGLAND

DIOCESE OF
WORCESTER

Stephen Lindner
Assistant Diocesan Secretary

BOARD OF FINANCE

Matthew Crowe
Pastoral Department
Church Commissioners
Church House
Great Smith Street
London
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12 June 2018

Dear Matthew,

**BROADWAY GLEBE: 32 ACRES OFF EVESHAM ROAD, BROADWAY
PROPOSED PROMOTION AGREEMENT**

Thank you for your letter dated 12th March, which was considered by the Worcester Diocesan Investment and Glebe Committee at its meeting on 14th March. As discussed, we were not able to respond within your timescale of the end of that month for consideration by the Church Commissioners Pastoral Committee in May.

We accept your summary of the representation. The Worcester Diocesan Board of Finance wishes to proceed with the proposal notwithstanding the representation received from the Broadway PCC and the letters of comment from Broadway Parish Council and the Broadway Trust. We comment as follows on the particular points you raise:

1. The Glebe Agent routinely reports in person to each meeting of our Investment and Glebe Committee. His first written report was dated 19 September 2016 (copy attached with identity of the original interest redacted as commercial in confidence), in which he informed me of MacTaggart & Mickel's initial proposal. The Glebe Agent has indicated that although the gross site is 32.35 acres, in his view, it is very unlikely that planning permission would be obtained on the whole area. It is more likely to be obtained on, say 10 acres gross which might give 6 acres of net developable land. It is also appropriate to confirm that the interest in the site is from a promoter who would take a promotion agreement with a view of promoting those parts of the land upon which planning permission is likely to be possible. Following grant of planning permission, if successful, that part of the site with planning permission would be sold on the open market. The remaining land would then remain with the Worcester Diocesan Board of Finance and any further promotion agreement would be a separate arrangement.

2. Whilst MacTaggart & Mickel's letter suggested they would not intend to bring forward any development of the site before the Mixed Use Site Allocation is developed, and would promote the site through the next review of the South Worcestershire Development Plan (SWDP), circumstances have now prevailed in their favour in that the SWDP have just announced that they will be inviting applications under a new "Call for Sites" later this year which will review the five year Housing Land Supply of the three Councils in the SWDP including Wychavon, Worcester City and Malvern Hills District Councils. There is therefore an opportunity for a promoter such as MacTaggart & Mickel to make strong representations through that process in the short term which, if met with any success could potentially give an opportunity to submit a planning application by 2019/2020.
3. We consider that all the matters raised by the PCC are issues which should be determined by the planning process. Via the Archdeacon and my letter of 23rd February 2018 to the Priest-in-Charge, she, the Churchwardens and the PCC have been made aware of the opportunity, if they wish to take it, to make representations to the local planning authority in due course.
4. In response to your three questions:

We have taken account of pastoral factors when considering the proposed promotion agreement. As referred to in my letter of 23rd February 2018 to the Priest-in-Charge and the Archdeacon's and my report of 12th December 2017 to our Investment & Glebe Committee (additional copy attached), we have sought to gain a good understanding not only of the PCC's concerns but also the pastoral context as expressed by the Parish Council and Broadway Trust. The Priest-in-Charge's article in the Broadway Newsletter March / April 2018 Edition (copy attached) shows a good appreciation of the essence of the matter. In reaching decisions the Committee in considering pastoral matters has concluded that they are not such as to deflect it from its fiduciary duty in law with regard to the Diocesan Stipends Fund and respecting that it is the local planning authority that has, in law, the responsibility for deciding land use planning matters.

We are also aware of the context of the pastoral problems arising from Chancel Repair Liability (CRL). Indeed, the considerable contention about Broadway CRL issues were covered by the national press in 2012. Following a public meeting chaired by the Priest-in-Charge (who had come into office in the middle of the matter) involving Peter Luff MP for Mid Worcestershire and the Diocesan Secretary, the PCC changed its original intention to register chancel repair liabilities on the title of relevant properties. The Diocesan Secretary and Diocesan Registrar supported the PCC in obtaining the Charity Commission's formal advice under section 110 of the Charities Act to enable the PCC to follow that course of action. That advice was received in August 2012 and we understand then communicated to the owners of land which was affected. While we would anticipate that the reputational issues from the original PCC stance would diminish over time, nevertheless we would consider that the Priest-in-Charge and the PCC are better placed than we are to comment on that matter.

We are of the view that the potential housing development will provide a pastoral opportunity, although the extent of this will depend on the size of such

development.

5. Broadway's Parish Share for 2018 is £55,941. Thus far the PCC has paid £3,000. In 2017 the PCC paid £24,000 against an allocation of £51,300. Please see our comments above about Chancel Repair Liability issues. New housing development might lead to an increase in the PCC's income but we would envisage the motivation for the Church's ministry in new housing to be one of mission and pastoral concern rather than financial.
6. There has been no informal consultation with the Childswickham PCC (which is in the Diocese of Gloucester) about the proposed development. However the respective Archdeacons and Diocesan Secretaries have been taking forward plans from the Diocese of Gloucester to transfer this parish into the Diocese of Worcester.
7. There are no other factors of which we believe the Commissioners should be aware except that we note that Broadway in our diocese is near to Willersey in the Diocese of Gloucester where in recent years housing development of glebe land has been a matter of some contention.

Yours sincerely,

Stephen Lindner
Assistant Diocesan Secretary (Finance)
Secretary of the Investment & Glebe Committee

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**St Michael and All Angels' Church with St Eadburgha's Church, Broadway
and St John the Baptist Church, Wickhamford**

Revd M Ward

The Vicarage, Church Street, Broadway, Worcs, WR12 7AE

Charity Registration Number - 1129380

19th June 2018

Ref: NB 42/022CP

Dear Matthew Crowe,

In response to your letter dated 14th June I would first like to say that a week's notice for a reply hasn't given me sufficient time to consult with:

- the PCC who meet on 26th June,
- Parish Council who meet on 21st June,
- The Broadway Trust who meet on 2nd July,
- or to get the Diocesan response out to the village as a whole.

Church members that were made aware of developments on Sunday are now angry and disheartened with the process as the Diocese have had since March to respond and are now requesting a hearing in July. They are asking questions, for example, how can this be impartial arbitration when the Diocese can seemingly dictate terms? The unified strength of feeling is that this isn't a fair process; people are informing me they are now intending to go to the press because they feel pastorally unheard or cared for by the Diocese. In light of this, I would request the hearing be held in September to grant more time for a considered response thereby allowing all stakeholders to express their point of view. We would also ask the Diocese to clarify which 1/3 of the site the developers wish to promote within the original 32 acres?

In response to your email on Thursday 14th June I immediately endeavoured to call an extraordinary PCC on Sunday (which happened to be Fathers' Day, the Bishops Mission Weekend to our Deanery and Broadway had the ending of the Arts Festival). The response from the few PCC members who attended (this was not quorate) regarding your recent email was not positive. The predominate response, from the PCC, was that they didn't feel heard or pastorally supported by the Diocese. With regards to Parish Share our church has struggled since Chancel Repair Liability. Chancel Repair Liability had a huge impact on our church and village and stifled mission and good will towards our churches. A member of the PCC asks re: parish share payment - can the Diocese attest that if we'd paid our parish share in full, would they still look to promote our glebe land? If the Diocese would still proceed with the promotion the PCC member states that the argument re: parish share is nullified.

The promotion of the Glebe Land to a developer would be seen as the church changing our village forever. I've stated before that people do not differentiate between the church locally and the Diocese and also between the Diocese selling Glebe Land and then what the developer does with the land. Are the Diocese really saying they aren't concerned what happens to the land in our village after the sale? To then say we can protest development

will not be seen as a developer at fault but that the Diocese have allowed the land to be developed which will damage the mission of the local church. This would compound the negative image of the church locally following on from Chancel Repair Liability.

An offer was made to the Diocese to purchase the land by a villager at the meeting with the Archdeacon. After the article I submitted to the Broadway Newsletter there was another approach to protect the land from development and preserve the village and they were informed it wasn't as much as developers were offering. This I was told by the individual, who made the approach. This was disheartening, as to them, it became clear that the Diocese is placing financial considerations ahead of pastoral concern for our parish.

The Parish Council and Broadway Trust have made me aware that from a recent village survey for the Neighbourhood Plan it came out strongly that no additional housing is needed from those already allocated or proposed. Are you aware the Leamington Road site was taken to the High Court and 124 houses are in the process of being built and also another site has another 170 houses which take the village housing requirements beyond year 2030?

I'm concerned about the backlash that is now happening in the village towards the Church at large and locally. They see this as the church destroying our village and not listening to the village or even fully understanding SWDP planning processes. I've had an email stating that the church teaches every week 'Love thy neighbour' and that we are not practicing what we preach. Also Childswickham who are looking to move from Gloucester Diocese to Worcester Diocese haven't been consulted and it will affect them as much as Broadway for traffic and loss of fields. The Doctors at the moment are full to bursting as are the schools fire station, etc. this would push the amenities beyond their capacities.

This has happened in our neighbouring village in Willersey and the anger felt towards the Church is still there. The church locally suffered but also the church is seen as the enemy, (not the developers or planning process) and the real anger at these decisions being made to a village not with a village is still strong today.

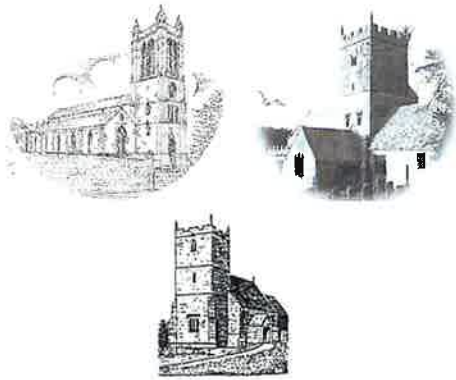
Yes, I would like to be included in the hearing on 18th July if that were to go ahead (I will change my annual leave to come to the hearing) but would prefer the September date for the hearing (for reasons already outlined in the first paragraph) and hope this would be an open hearing where members of the village could attend as they have expressed a wish to do so. Would I be the only person able to speak on behalf of the village or could I bring someone from the village who understands the planning and Neighbourhood Plan with me?

I would like to finally point out that the whole process of not informing the Parish Council directly; asking for its opinion or allowing them to speak on behalf of the villagers has caused some exasperation and furore. They feel this process is being done to them and they have no voice in the matter, which they normally would have re: land in the village. Even the wording in the letter to myself from the Commissioners 'if' and 'in the event' of a hearing has annoyed the PCC to the extent they would like me to request that we strongly do feel there should be a hearing.

Yours in Christ



Revd Michelle Ward



St Michael and All Angels' Church with St Eadburgha's Church, Broadway
and St John the Baptist Church, Wickhamford

Revd M Ward

The Vicarage, Church Street, Broadway, Worcs, WR12 7AE

Te

Charity Registration Number - 1129380

5th July 2018

Ref: NB 42/022CP

Dear Matthew Crowe

Thank you for your email allowing the PCC to have time to discuss this with the village. Further to my letter dated 19th June, the PCC and Parish Council have been able to hold meetings and consult with a wider group of people from our village.

We would like to point out that the PCC understand that the Diocese are looking after the needs of their charity however in doing so the Diocese comes in conflict with our charity for whom they have pastoral concern.

Faith in the Countryside Archbishops' Report (1990), the PCC believe, supports the notion that if sale of glebe land goes ahead, a proportion of the money from the sale of Glebe Land goes back into the parish to support its mission. Is this envisaged for the sale of our Glebe Land? We feel this would morally be the right thing to do if it did come down to the sale of the Glebe Land due to the fact the land was given for the local mission of the Church. This would, we hope, help mitigate the anger of the local community.

We will endeavour to comment to the diocesan letter dated 12th June and to the points they raise:

1. The Parish Council have asked me to point out that *'the Glebe Land is the "strategic gap" between Broadway and Childswickham and, therefore, should never be built upon. This in the past was supported by Government Inspectors, so that two villages never become one.'* The PCC has also been informed that, with our 124 housing plots on Leamington Road and the new area on Station Road with 170 housing plots, we have fulfilled our housing quota for up to 2030. How can the developers, having seen our Neighbourhood Plan and Village, feel they would be able to develop the site?

Attached is a copy of SWDP Strategic Housing Land Availability Assessment from 2014. Whilst the PCC acknowledge it is being updated and there is an adopted map which is also included, the assessment shows areas on the map in pink where it is suggested not to build, pale blue for flooding which is within the 32 acres and dark blue for land either already being built upon or is planned to be built upon. The area on the assessment from 2014 is clearly marked in pink not to be developed. On the adopted map it shows part of the Glebe Land is on a flood plain.

A local, who was born here and has been on both the PCC and the Parish Council for many years, pointed out that the Glebe Land was given to the parish in perpetuity and until recently was used for allotments, and only latterly has it been agricultural land. He remembered his colleagues having allotments there.

2. Whilst you can go onto Wychavon's website and see there is a 'Call for Sites' and the deadline for submission of information relating to land for housing and employment

development was 2nd July 2018. Is this why 18th July 2018 was asked for by the Diocese? If they have made a submission before the hearing the PCC would like to know what it is and ask if it is included in these proceedings? The Diocese also hasn't clarified our question in the previous letter asking where the proposed developed 1/3 of the 32 acres is to be as we were notified it was the whole 32 acres.

3. This whole case seems clandestine especially due to the fact the business interested in the land is offering £250,000 – £300,000 per acre, but hasn't yet put in a bid for development, thereby ensuring that others who could have had an input and a voice in these proceedings are silenced. Is that fair? Is this how the church at large acts in a Christian manner?
4. The PCC also feel that as this land was originally donated for the village and the sale of it to developers (whether or not they have applied to develop yet) must involve other representatives of the village. This will not only affect the pastoral mission and view of the church in the village but other churches may feel the brunt of this. The Parish Council and Broadway Trust look after the development plans for Broadway and try and help preserve its village identity. Another 200 houses minimum, and 600 if they decide to develop all 32 acres, would totally change the whole culture and nature of the village. In fact, if developed, it wouldn't be a village anymore. The PCC strongly urge the committee to read the letter from the Parish Council which is included with our letter as we are united in our frustration with this whole process.
5. It's very easy to get a bad reputation but extremely hard to recover from it. The PCC are only just starting to recover from Chancel Repair Liability and really don't need this. People are not differentiating between the Diocese and the church locally. Are the Diocese going to support the church when the village revolt? With such bad feeling already, the PCC are (as has been unnecessarily pointed out by the Diocese) struggling to pay our parish share and this hasn't helped our situation at all.

The Diocese made the point the new housing area could generate mission and people attending the church, and therefore income. With this pastoral opportunity will the Parish receive extra resources from the Diocese to minister to potentially, at least, 400 people? You cannot guarantee in this day and age that more than one person will come to our church as many people who move here are non-Christian and often of other religions or may choose to worship with a different denomination. A case in point is the fact that local banks are closing branches as their research has indicated that an increase in housing does not translate to an increase in footfall. The PCC feel that the sale of the Glebe Land will have the opposite effect and stifle mission to the village as a whole and turn people away from the church.

6. Unlike some parishes, in Broadway's case the 1976 Glebe Land Measure has placed the PCC at a net financial disadvantage compared to as if it had retained the Glebe Land and could sell at today's market rate for development (as the Diocese are proposing). The sale would easily cover the parish share dating back to when the measure came into effect (40 years ago). Notwithstanding the fact, the Diocese has also received parish share payments in full over this time period, acknowledging the recent exception. It therefore does not seem fair to argue the sale is based on current parish share shortfalls. It seems to the PCC and village that the Diocese is really trying to have had their cake and eat it. With this in mind the PCC asks if the sale goes ahead is the Diocese proposing to give any of the proceeds to Broadway PCC?

The PCC also point out that they feel that it's slightly illogical that as the Glebe Land was donated to the church and village in perpetuity, with the introduction of the Glebe Land Measure 1976, which came into effect 1978, it was taken off them (some strong language has been used about this) and now the villagers are offering to buy it back for what it was donated for – agriculture. Is this morally right that the Diocese have declined this offer?

The PCC also wish to point out that the Glebe Land will have generated an income since 1978 and how beneficial this would have been for the mission of the church had it come to the parish where the people who donated the land intended it to come.

Another question asked, taking into account the points raised in the above paragraph, is it right that our land and the sale of it go to the Diocese and nothing comes back to the Parish? Also, as the land became the property of the Diocese, a PCC member asked, why was this then not in lieu of our parish share? Now Broadway is struggling financially and has no reserves left we have nothing to fall back on whilst the Diocese is asking for ever increasing amounts of parish share. In fact, people in the village are already asking how much St Michael's PCC will be getting in the sale of the land as some don't even realise the money goes to the Diocese and that we don't see a penny.

7. Childswickham are not at all happy to hear of the promotion of the land and were also under the impression that the Land between the villages was protected as a strategic gap. They also express concerns for traffic through the village, flooding that occurs and also wish to be a distinctive village in their own right.

The PCC would like to stress the detrimental impact that the sale of land in Willersey has had on Willersey village as a whole and the church. This wasn't seen as the sale of land thereby making the developers 'the bad people' as we keep being told by our Diocese. People feel that the church has seen pound signs and not cared what happened to the people, their opinion or their local church. The anger is still very much there and the church has suffered because of it.

The letter dated 14th June which states '*if we decide to hold an open meeting*' and '*if a hearing is not to be held, the case will be considered in private and you will be informed accordingly*', doesn't help with the transparency of the whole process and the PCC doesn't feel it will be an objective hearing at all. The PCC are not happy that the sifting committee decided to hold the meeting on 18th July and that it is a closed meeting.

If the Committee decide in favour of the Glebe Land to be sold the PCC request compensation is paid from the proceeds of the sale to help with its mission to these new areas of development and the rest of the community the PCC following the loss of goodwill from the sale of the Glebe Land to help with the mission of the church locally to these new development.

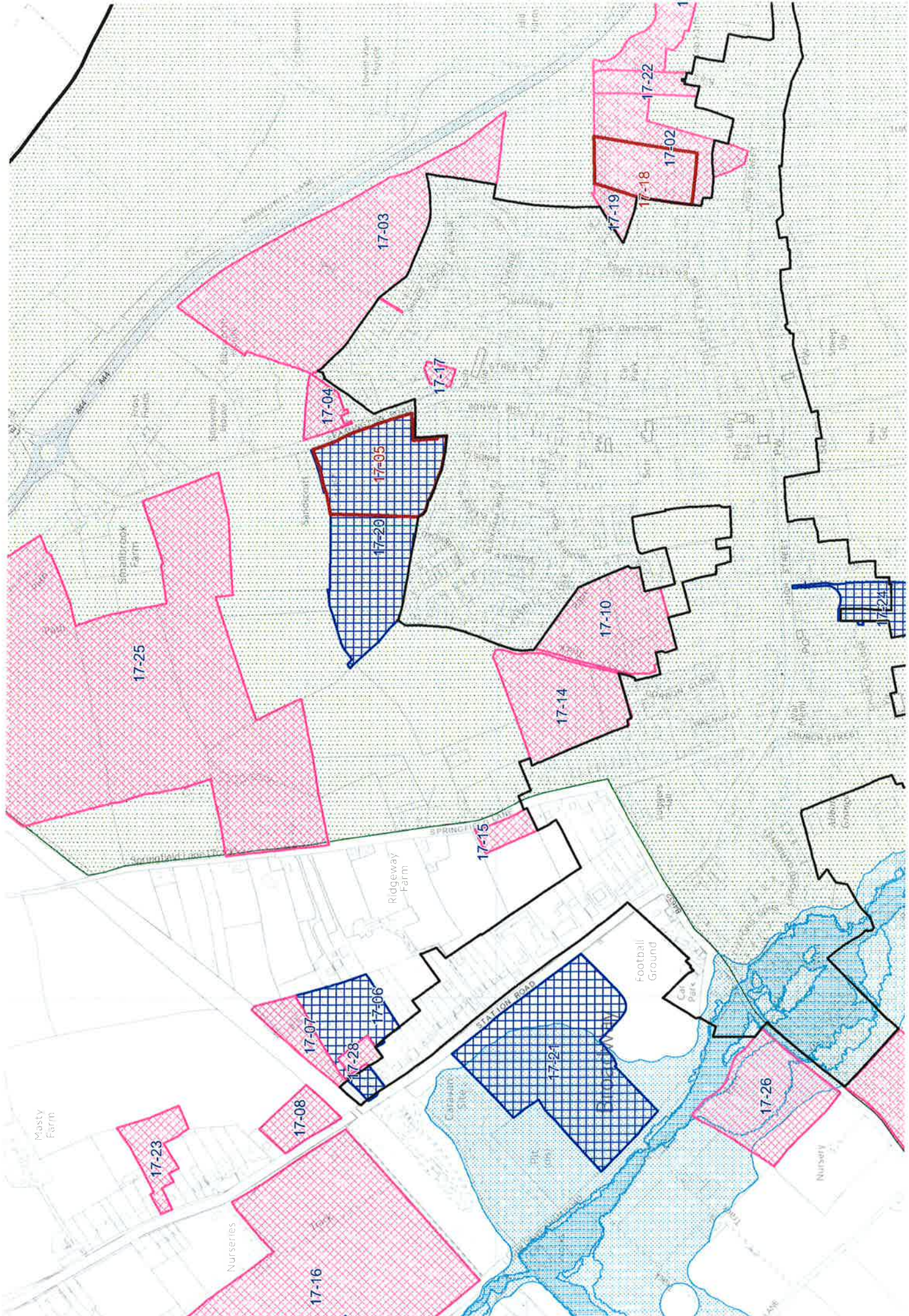
The PCC feel completely disillusioned with the whole process and are extremely angry. The PCC consider that the promotion of the Glebe Land has not been transparent or above board. The fact that the Diocese found out about the 18th July closed hearing before us is just one example and the PCC just feel bullied by the whole process and not heard.

The Diocese promote being 'Kingdom People' with the values 'love, compassion, justice and freedom to bring about God's kingdom here on earth'. The PCC feel that in going forward with the sale of our Glebe Land to developers they are undermining this message and the gospel message here in Broadway. Faith and the future of the countryside states that '*At its best, the rural church stands for trust, dependability and hope.*' The PCC hopes this will still be the case in the future.

On behalf of the PCC, yours in Christ,

Michelle Ward
Chair of Broadway PCC

Sarah Beasley
PCC Secretary



Summary of all SHLAA sites in Category 1 Villages: Broadway

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
17-01	HIAA	Land abutting A44	Broadway	1	Wychavon	3	LOCATION/ AONB
17-02	HIAA & 2011	Rear of High Street/ A44	Broadway	1	Wychavon	2.94	LOCATION/ AONB
17-03	HIAA	Land East of Leamington Road	Broadway	1	Wychavon	7.9	LOCATION/ AONB
17-04	HIAA	Land to the South of Bibsworth House, Leamington Road	Broadway	1	Wychavon	0.5	AVLBTY UNKNOWN
17-05	HIAA	Land to the West of Leamington Road	Broadway	1	Wychavon	1.96	DUPLICATE
17-06	HIAA & 2013/14	Land to the rear of garage, Station Road	Broadway	1	Wychavon	1.59	
17-07	HIAA	Land at Station Cottages, Station Road	Broadway	1	Wychavon	0.74	OWNERSHIP
17-08	HIAA	Land to the west of railway, Station Road	Broadway	1	Wychavon	0.5	LOCATION
17-10	HIAA & 2008/9	Land adjacent to Meadow Orchard	Broadway	1	Wychavon	2.81	ACCESS/AONB
17-11	HIAA	Land off Cheltenham Road (South)	Broadway	1	Wychavon	2.52	LOCATION
17-13	2008/9	Barnfield Cider Mill, land adjacent to Broadway Road	Broadway	1	Wychavon	2.92	PLANNING PERMISSION
17-14	2008/9	Land to the east of Springfield Lane	Broadway	1	Wychavon	2.69	ACCESS
17-15	2008/9 & 13/14	Land off Springfield Lane	Broadway	1	Wychavon	0.36	CONSERVATION
17-16	2008/9	Land south of Station Road	Broadway	1	Wychavon	13.2	LOCATION
17-17	2008/9 & 2014	Garages south east of Sheldon Avenue	Broadway	1	Wychavon	0.13	TOO SMALL
17-18	2008/9 & 2011	Land north of Barn House, High Street	Broadway	1	Wychavon	1.41	DUP/SCALE
17-19	2008/9 & 2011	Land to the east of Kingsdale Road	Broadway	1	Wychavon	0.36	PLANNING PERMISSION
17-20	2008/9 & 2014	Land west of Leamington Road	Broadway	1	Wychavon	5.3	
17-21	2010 & 2011	Land adjacent to Station Road	Broadway	1	Wychavon	5.74	
17-22	2010 & 2011 & 2014	Land off Bibsworth Lane	Broadway	1	Wychavon	0.61	LOCATION
17-23	2011	Pennylands, Evesham Road	Broadway	1	Wychavon	0.91	LOCATION
17-24	2013/14	Land at Kennel Lane/Church Close	Broadway	1	Wychavon	1.12	
17-25	2013/14	Land to the north of Broadway	Broadway	1	Wychavon	21.75	SCALE/LOCATION
17-26	2013/14	Land off Cheltenham Road (North)	Broadway	1	Wychavon	2.75	LOCATION/FLOOD
17-27	2014	Land off Smallbrook Road	Broadway	1	Wychavon	0.96	LOCATION
17-28	2014	Land adjoining Two Jays and Windy Ridge, Station Road	Broadway	1	Wychavon	0.23	PLANNING PERMISSION

Viability Assessment - Category 1 Villages: Broadway

Site Ref	17-01	Location	Land abutting A44
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages
Ownership		Land Owners Attitude	
Economic Viability		Brownfield (Y/N)	N
Market Demand		Greenfield (Y/N)	Y
Assumed Dwelling		Dwelling info	
Contamination Mitigation Costs		Exceptional Planning Obligations Cost	
Type of contamination		Type of Obligation cost	
Physical Constraints Costs		Infrastructure Constraints	
Type of constraint		Type of Infrastructure	
Potential Developer			
Appropriate Density (dws/ha)	0	Size of site	Total potential Dwellings 0
Financial Viability for housing		Availability	
Further Detail	Not viable inappropriate location due to impact on AONB, setting of village and escarpment etc. Loss of traditional setting		
Reason	LOCATION/ AONB/ SETTING		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	17-02	Location	Rear of High Street/ A44
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages
Ownership		Land Owners Attitude	1
Economic Viability		Brownfield (Y/N)	N
Market Demand		Greenfield (Y/N)	Y
Assumed Dwelling		Dwelling info	
Contamination Mitigation Costs		Exceptional Planning Obligations Cost	
Type of contamination		Type of Obligation cost	
Physical Constraints Costs		Infrastructure Constraints	
Type of constraint		Type of Infrastructure	
Potential Developer			
Appropriate Density (dws/ha)	0	Size of site	Total potential Dwellings 0
Financial Viability for housing		Availability	
Further Detail	Not viable inappropriate location due to impact on AONB, setting of village and escarpment etc. Loss of traditional setting		
Reason	LOCATION/ AONB/ SETTING		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Broadway

Site Ref	17-03	Location	Land East of Leamington Road
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages
Ownership		Land Owners Attitude	
Economic Viability		Brownfield (Y/N)	N
Market Demand		Greenfield (Y/N)	Y
Assumed Dwelling		Dwelling info	
Contamination Mitigation Costs		Exceptional Planning Obligations Cost	
Type of contamination		Type of Obligation cost	
Physical Constraints Costs		Infrastructure Constraints	
Type of constraint		Type of Infrastructure	
Potential Developer			
Appropriate Density (dws/ha)	0	Size of site	0
Financial Viability for housing		Availability	
Further Detail	Not viable inappropriate location due to impact on AONB, setting of village and escarpment etc. Loss of traditional setting		
Reason	LOCATION/ AONB/ SETTING		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	17-04	Location	Land to the South of Bibsworth House, Leamington Road
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	Land Owners Attitude	
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	20	Size of site	0.5
Financial Viability for housing	High	Availability	Unknown
Further Detail	Good site. Would be suitable for approx. 10 units. Rule back in.		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Broadway

Site Ref	17-05	Location	Land to the West of Leamington Road
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	1.96
Financial Viability for housing	High	Availability	Unknown
Further Detail	Additional site attached to this site would be too large. Reasonable density at the moment. Rule back in.		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	17-06	Location	Land to the rear of garage, Station Road
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Multiple	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	0	Size of site	3.1
Financial Viability for housing	Low	Availability	Unknown
Further Detail	Difficult site to develop- multiple ownership. May result in difficulties for land acquisition. Too peripheral.		
Reason	OWNERSHIP		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Broadway

Site Ref	17-07	Location	Land at Station Cottages, Station Road
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wychavon
Ownership	Multiple	Land Owners Attitude	
Economic Viability	Poor	Brownfield (Y/N)	Y
Market Demand	High	Greenfield (Y/N)	N
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	0	Size of site	0.9
Financial Viability for housing	Low	Availability	Unknown
Further Detail	Difficulties with land acquisition- multiple ownership		
Reason	OWNERSHIP		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	17-08	Location	Land to the west of railway, Station Road
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	Land Owners Attitude	
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	0	Size of site	0.5
Financial Viability for housing		Availability	Unknown
Further Detail	Peripheral location.		
Reason	LOCATION		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Broadway

Site Ref	17-10	Location	Land adjacent to Meadow Orchard
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Mixed	Dwelling info	high density mixed dwellings and tenures
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	High	Infrastructure Constraints	High
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	35	Size of site	2.81
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Good location for development. Access would only be feasible off Springfield Lane. Developer/agent will need to demonstrate how access can be achieved.		
Reason	ACCESS		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	17-10	Location	Land adjacent to Meadow Orchard
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	02/11/2010	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	None	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	35	Size of site	2.81
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Although agent has submitted additional information on access, doubt whether CC would support access off Back Lane. Still have access concerns. Access will have to be gained off Averill Close- this needs to be demonstrated, then Panel will reassess.		
Reason	ACCESS		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Broadway

Site Ref	17-11	Location	Land off Cheltenham Road (South)
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	
Economic Viability		Brownfield (Y/N)	N
Market Demand		Greenfield (Y/N)	Y
Assumed Dwelling		Dwelling info	
Contamination Mitigation Costs		Exceptional Planning Obligations Cost	
Type of contamination		Type of Obligation cost	
Physical Constraints Costs		Infrastructure Constraints	
Type of constraint		Type of Infrastructure	
Potential Developer			
Appropriate Density (dws/ha)	0	Size of site	2.52
Financial Viability for housing		Availability	
Further Detail	Too removed and isolated from rest of settlement.		
Reason	LOCATION		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	17-14	Location	Land to the east of Springfield Lane
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Medium	Infrastructure Constraints	High
Type of constraint	AONB, Conservation Area	Type of Infrastructure	
Potential Developer	Yes		
Appropriate Density (dws/ha)	30	Size of site	2.69
Financial Viability for housing	Medium	Availability	5-10 years
Further Detail	Access issues. Developer needs to demonstrate how access can be achieved.		
Reason	ACCESS		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Broadway

Site Ref	17-15	Location	Land off Springfield Lane
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	20	Size of site	2.83
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Access off Springfield Lane?		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	17-16	Location	Land south of Station Road
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	High	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	0	Size of site	13.2
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Half of site in the floodplain. Removed from village		
Reason	LOCATION		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Broadway

Site Ref	17-17	Location	Garages south east of Sheldon Avenue	Wychavon
Town / Village	Broadway			
Village Category	1			
District	WY			
Assessment Date	12/10/2009	Panel Name / Valuation Office		Wychavon
Ownership	Single	Land Owners Attitude	1	
Economic Viability	Poor	Brownfield (Y/N)	Y	
Market Demand	High	Greenfield (Y/N)	N	
Assumed Dwelling	Mixed	Dwelling info		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Low	Infrastructure Constraints	Low	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	0.16	Total potential Dwellings 5
Financial Viability for housing	High	Availability		Within 5 years
Further Detail	Good site- brownfield, in central village location.			
Reason				

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	17-18	Location	Land north of Barn House, High Street	Wychavon
Town / Village	Broadway			
Village Category	1			
District	WY			
Assessment Date	02/11/2010	Panel Name / Valuation Office		Wychavon
Ownership	Single	Land Owners Attitude	1	
Economic Viability	Poor	Brownfield (Y/N)	N	
Market Demand	High	Greenfield (Y/N)	Y	
Assumed Dwelling	Houses	Dwelling info		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Medium	Infrastructure Constraints	Low	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	1.84	Total potential Dwellings 55
Financial Viability for housing	High	Availability		Within 5 years
Further Detail	Site is too large to develop whole of site. Needs definitive access			
Reason	SCALE			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Broadway

Site Ref	17-19	Location	Land to the east of Kingsdale Road
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	02/11/2010	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Medium	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	0.54
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	This site is more suitable in scale.		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	17-20	Location	Land west of Leamington Road
Town / Village	Broadway		
Village Category	1		
District	WY		
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	30	Size of site	5.3
Financial Viability for housing	High	Availability	Available Now
Further Detail			
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown