

Broadwell Village Plan

A shared framework for Broadwell's next chapter

Protect what is distinctive.

Enable proportionate change.

Improve village resilience.

PROTECT	ENABLE	IMPROVE
Landscape, open spaces, water, historic form, views, tranquillity, dark skies and ecological value.	Proportionate change, reuse of buildings, housing shaped to meet evidenced local needs and a mixed, active community.	Road safety, drainage, flood resilience, digital connectivity, access to services and mobility, and the quality of evidence.

STATUS	Village Circulation Draft v0.8 - not yet endorsed
PREPARED FOR	Broadwell Parish Council and residents of Broadwell
DATE	3 September 2026

This initial, non-statutory community framework reports back the findings of the 2026 survey and supporting work. Before Parish Council endorsement, residents may notify factual errors or material omissions by 16 September 2026.

Purpose and status

An initial community framework built from the evidence gathered so far

This plan brings together the 2026 Community Survey, the 1993 Village Appraisal, The Story of Broadwell, the Broadwell Parish Greenspaces Preliminary Ecological Appraisal and relevant planning evidence. Its purpose is to turn that evidence into a clear account of what Broadwell is, what residents value, what pressures the village faces and the principles that should guide change. It is a practical first edition - a line in the sand rather than the last word - and it can be strengthened as new evidence and experience emerge.

How the Parish Council should use it

Once endorsed, the Parish Council should have regard to this plan when making representations, setting priorities, commissioning work and considering matters that affect Broadwell. It should help the Council explain why it supports, questions or opposes a proposal, while continuing to consider each matter on its merits and in the context of the statutory development plan.

What the plan will do

- Describe Broadwell as a place, including the relationship between its landscape, water, buildings, farms, open spaces, routes and community life.
- Record the values, priorities and lived experience expressed through the 2026 survey and the supporting evidence.
- Set a shared vision and guiding principles for development, infrastructure, the environment and community life.
- Provide a consistent reference point for Parish Council decisions, Local Plan representations, partnership work and future projects.
- Identify gaps in evidence and practical work that should be pursued over time.

What the plan will not do

- It will not freeze Broadwell in time or assume that all change is harmful.
- It will not replace the Cotswold Local Plan, national planning policy, technical assessments or the formal planning process.
- It will not predetermine the Parish Council response to every future proposal.
- It will not claim that the 2026 survey is a statistically representative vote of every resident.

A living plan

The intended route is: the Village Plan Group approves Village Circulation Draft v0.8, with the received ecological evidence reflected in the plan; the plan is circulated to residents as a report-back on the survey and supporting evidence; any factual errors or material omissions notified by 16 September 2026 are considered; and the Parish Council considers endorsement on 23 September as Version 1.0. The endorsed plan should receive a light-touch annual check and a full review at least every four years, or sooner if material evidence or policy changes arise.

Vision and guiding principles

A working vision for Broadwell

Broadwell will remain a living rural village whose distinctive relationship between landscape, water, historic buildings, farming, open spaces and community life is conserved and strengthened. Change should be proportionate, respond to evidenced local needs, respect the form and scale of the village and be supported by adequate infrastructure. Broadwell should be safe, more resilient, more environmentally healthy and able to sustain a mixed and active community.

PROTECT	ENABLE	IMPROVE
Landscape, open spaces, water, historic form, views, tranquillity, dark skies and ecological value.	Proportionate change, reuse of buildings, housing shaped to meet evidenced local needs and a mixed, active community.	Road safety, drainage, flood resilience, digital connectivity, access to services and mobility, and the quality of evidence.

Seven guiding principles at a glance

- See Broadwell as a whole, not as a collection of unrelated sites or buildings.
- Enable change that is proportionate, gradual and grounded in evidenced needs.
- Put infrastructure capacity, safety and resilience at the start of decisions.
- Understand character through scale, spacing, landscape, open gaps, views and use, not appearance alone.
- Protect and strengthen nature, water, soils, trees, habitats and dark skies.
- Sustain an inclusive, mixed-age community and the places where village life happens.
- Use evidence openly, distinguish fact from judgement and keep the plan under review.

Contents

Part	Focus
1. Understanding Broadwell	Evidence base, the village as a place and how it functions today
2. Shared direction	Vision, guiding principles and a practical test for decisions
3. Theme chapters	Development, character, ecology, roads, water, connectivity and community
4. Delivery and review	Priorities, Parish Council use, ecological integration and version control

How the plan was prepared

This draft is evidence-led but deliberately concise. It does not reproduce every survey table or historical source. Instead, it draws out the points that are most useful for understanding the village and making future decisions. The companion documents retain the detail and audit trail. For readability, each theme identifies its principal evidence, while the survey, historical and technical documents retain supporting tables, methodology and source notes. Anonymous quotations illustrate themes already supported by the aggregate results and free-text analysis; no quotation is treated as statistically representative on its own.

Evidence strand	What it contributes	Status in this draft
2026 Community Survey	126 individual responses across 55 questions, including extensive free text. Household questions received 105-107 answers; 107 household-size returns represented at least 244 residents.	Summary and detailed report complete. Against the nearest available 2021 Census baseline, this is about 66% of households and at least 71% of residents.
1993 Village Appraisal	A historical baseline from 98 household replies representing 236 villagers.	Initial comparison included; fuller Through Time work remains separate.
The Story of Broadwell	History, buildings, water, farming, open spaces, routes and village form.	Working draft available for local review and enrichment.
Habitat baseline survey / ecological appraisal	Professional habitat and protected-species baseline, limitations and enhancement advice for four identified village greenspaces.	Received and reflected in v0.8. It will accompany the final endorsed material later as a separate professional supporting document. It is a site-specific snapshot, not a whole-parish study or Habitat Management Plan.
Planning evidence	Regulation 19 publication-stage settlement hierarchy, policy maps, strategic-site policies, flood, landscape, heritage and infrastructure evidence. Regulation 19 is the formal publication stage before examination: comments must identify the relevant plan element, explain any legal-compliance or soundness issue, and state the modification sought.	Publication package released 24 August 2026; structured Parish Council draft response v0.3 prepared for review.
Village circulation	A report-back on what the survey and supporting evidence have produced, with a final check for material factual errors or omissions.	Draft circulated to residents; material corrections may be notified by 16 September before Parish Council endorsement.

How to read the survey evidence

The survey was open to residents and was not a random sample. It received 126 individual responses, equivalent to about 37% of the 342 residents recorded in the 2021 Census, although this is not an adult response rate. The household questions received 105-107 answers; the 107 household-size returns represented at least 244 residents. Against the nearest available 2021 Census baseline of approximately 163 households and 342 residents, that is about 66% of households and at least 71% of residents. These figures show substantial coverage, but the Census baseline predates the survey and the findings should not be presented as a formal probability estimate for every resident.

Continuity and change

The 1993 and 2026 exercises were designed differently, but both achieved substantial village coverage. The 1993 appraisal drew on 98 household replies representing 236 villagers; the 2026 household-size returns came from 107 households and represented at least 244 residents. Their recurring themes are also striking: affection for countryside and village life, concern about inappropriate development, traffic and speeding, car dependence and the importance of community. Modern concerns add digital connectivity, detailed flood experience, remote and hybrid work and current planning pressures.

This plan should therefore be understood as a current chapter in a longer village story, not as a one-off reaction to a single issue.

BROADWELL AS A PLACE

More than a collection of houses

Broadwell's distinctiveness comes from older layers remaining visible together: water rising through the ground, stone buildings gathered without losing contact with open land, St Paul's, historic houses and former farmsteads at the historic core, with active farming in the surrounding landscape, and lanes and paths that lead quickly into fields and the Evenlode landscape.

The village has changed repeatedly. Ownership altered after the Dissolution of the Monasteries, the common landscape was reorganised by enclosure, new houses arrived, and utilities and patterns of work transformed everyday life. Broadwell is not a museum. Its continuity lies in the way change has occurred while the relationship between water, farming, buildings, open space and community has remained legible.

The central proposition

Broadwell's character depends not only on individual buildings, but on the relationship between buildings, green space, water, lanes, farmsteads and surrounding countryside.

Element	Why it matters
Water and landform	Springs, stream, ford, lower ground and routes help explain where Broadwell formed and how it is experienced today.
Historic core	St Paul's, the Manor House, other listed and locally valued buildings, the ancient yew, former farmstead groups and open ground form a connected place, not isolated assets.
A farmed settlement	No working farm now operates from within the village, but former farmsteads, barns, farm courtyards, paddocks, orchards, hedges, fields and agricultural movement remain legible in its structure.
Open form	The Green, churchyard, gardens, gaps, field edges and views prevent the village reading as a continuous built frontage.
Routes and views	Broadwell Hill, Watery Lane, village lanes, footpaths and views to the Evenlode Vale connect the settlement to its setting.
A living community	The Green, Fox Inn, Village Hall, church and informal networks support village life even though most services are elsewhere.

In residents' words

"The spaces between are as important as the relationship between the surrounding countryside and the scale of the historic Cotswold stone buildings and walls."

A strong community with practical pressures



The 2026 survey describes a village that is highly valued as a connected whole. Landscape, tranquillity, countryside access, village scale, wildlife, historic buildings and community are mutually reinforcing rather than separate qualities.

Broadwell also has clear practical dependencies. Essential services are accessed elsewhere, private vehicle access is almost universal and current bus services are not a usable alternative for most respondents. Road pressure, internet speed and bandwidth, mobile reception, water, drainage and flooding recur as concerns. These are not background details: they shape how residents judge the capacity and consequences of future change.

Community assets that matter • Village Green: 96 users • Fox Inn: 86 users • Village Hall: 71 users • St Paul's Church: 48 users	Everyday dependencies • 124 own or have access to a vehicle • 110 never use bus services • Food shopping, post office, GP, dentist and pharmacy are generally accessed outside the village • Stow and Fosse Way congestion affect access and traffic through the village
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What this means for the plan

Broadwell should not be treated as either a self-contained service village or a place without community life.

It is a socially active rural village whose residents depend heavily on nearby towns, roads, private transport and reliable infrastructure.

The guiding principles in full

1. See Broadwell as a whole Buildings, open spaces, water, landscape, lanes, views, wildlife and community life are interdependent. A change to one part can alter how the whole village is experienced.	2. Enable proportionate change shaped by local needs Support reuse, gradual organic growth and carefully integrated small-scale change where it responds to evidenced needs. Resist abrupt or disproportionate change that cannot be absorbed without harm.
3. Put infrastructure and resilience first Roads, access, drainage, sewerage, water supply, flood risk, digital connectivity and emergency resilience should be understood before development is committed, not left to follow later.	4. Understand character beyond appearance Scale, spacing, orientation, open gaps, landform, surrounding farmland, routes, views, tranquillity and dark skies matter as much as materials or architectural style.
5. Protect and strengthen nature Ecology, water, soils, trees, hedges, habitats and dark skies are part of Broadwell's identity and resilience. The received ecological evidence should shape greenspace management, future investigation, projects and decisions.	6. Sustain a living and inclusive community Support a mixed-age community, appropriate housing choices, accessibility, shared facilities, local participation and the places where residents meet and help one another.
7. Use evidence openly and keep learning Distinguish evidence, interpretation and aspiration. Explain decisions, record new information and update the plan when material evidence or policy changes arise.	

A principle that runs through the whole plan

Before deciding what Broadwell should become, the village first needs a shared, evidence-based understanding of what Broadwell is.

A practical test for decisions

When the Parish Council considers a policy, planning matter, infrastructure proposal or community project, it should use the following questions as a consistent starting point. Not every question will apply in every case, but the cumulative picture matters.

Decision question	What the Parish Council should ask
Need and purpose	What evidenced need or problem is being addressed, and who benefits?
Scale and fit	Is the scale, type and location proportionate to Broadwell and capable of being integrated?
Whole-place character	What is the effect on buildings, open gaps, landscape, water, surrounding farmland, views, tranquillity and dark skies?
Nature and climate	Will ecological networks, trees, hedges, water and soils be protected and improved?
Roads and access	What are the effects on traffic, rat-running, visibility, walking, cycling, farm access and emergency access?
Water and capacity	Are drainage, sewerage, water supply and flood risk understood, including cumulative effects and maintenance?
Services and connectivity	Can the proposal be supported by realistic services, digital connectivity and utilities?
Community effect	Will it strengthen or weaken accessibility, social connection, shared facilities and the balance of the community?
Evidence and delivery	Are assumptions supported, mitigation enforceable, responsibilities clear and outcomes capable of being monitored?

How the plan should influence a Parish Council response

A response should identify the relevant evidence and principles, explain the likely effect on Broadwell as a whole, recognise any benefits, state what change or safeguard is needed and avoid relying on general objection alone.

Development and housing

Evidence: 2026 Community Survey, detailed survey report and free-text responses.

What the evidence tells us

Residents were almost evenly divided on whether some development may be needed across the district, but the local finding was much clearer: 115 of 126 respondents said Broadwell could not accommodate significant housing development without harming its character.

Support was strongest for redevelopment of existing buildings, gradual organic growth and some small-scale infill. Free-text responses also raised housing for younger people, family-sized homes, affordability and the possibility of better services. The dominant concern is therefore scale, form, location and consequences, not a refusal of every new home.

A resident put it this way

“Broadwell shouldn't be frozen in time but should not be compelled by quotas to expand. It will lose its character unless it grows organically.”

What we want to achieve

Accommodate change only where its scale, location, design and tenure respond to evidenced needs, can be supported by infrastructure and reinforce rather than erode Broadwell's character and community.

Principles for decisions	Potential next steps
• Give proper weight to reuse and adaptation of existing buildings before greenfield development. • Prefer gradual, small-scale and well-integrated change over abrupt or estate-scale expansion. • Test cumulative effects, including past and committed development, not only each site in isolation. • Require a clear account of local housing need, tenure, accessibility and who the homes are intended to serve. • Assess roads, drainage, flood risk, landscape, ecology, views and community effects together.	• Prepare a proportionate local housing-needs and housing-movement note, including younger and older residents. • Identify existing buildings and previously developed land that may offer suitable reuse opportunities. • Develop a settlement character and capacity map before supporting any strategic scale of change. • Decide whether the Regulation 19 representation should address Broadwell's treatment as Open Countryside under Core Policy 4 and the absence of a Broadwell development-boundary inset, taking account of both the protective effect of the present approach and the risk of overstating the village's functional services.

Character, heritage and design

Evidence: The Story of Broadwell, Victoria County History, Historic England records and 2026 survey.

What the evidence tells us

The historical and survey evidence point to the same conclusion: Broadwell's identity is held in relationships as much as in individual buildings. The church, manor, farms, barns, cottages, walls, Green, stream, paddocks, lanes and surrounding fields form a legible rural settlement.

The village has evolved over centuries, and well-designed new development need not copy historic styles. The critical tests are scale, spacing, orientation, landscape setting, the treatment of boundaries and whether open gaps and views continue to allow the village to be read as a farmed Cotswold place.

A resident put it this way

“Broadwell's setting and cohesion are finely balanced; it evolves, but even modest development can significantly affect character and community forever.”

What we want to achieve

Conserve and strengthen the distinctive form of Broadwell while allowing high-quality adaptation and design that belong to the village without becoming pastiche.

Principles for decisions

- Protect the setting and relationships of the Green, St Paul's, listed and locally valued historic buildings, former farmstead groups and other buildings important to village character.
- Retain open gaps, paddocks, gardens, orchards, field edges and views that make buildings and routes intelligible.
- Judge proposals by scale, overall bulk and form, spacing, roofscape, orientation, boundary treatment and landscape response.
- Support sensitive reuse of historic and traditional buildings, including non-designated assets.
- Avoid continuous built frontage or suburban layouts that weaken the transition from village to countryside.

Potential next steps

- Prepare a character map covering buildings, open spaces, water, historic field boundaries, routes and key views.
- Create a short local design guide or design principles sheet for applicants and the Parish Council.
- Identify valued non-designated buildings and groups, supported by photographs and local history.
- Use repeat photography and historic maps to show the evolution of the settlement form.

Landscape, green spaces, ecology and dark skies

Evidence: 2026 Community Survey, The Story of Broadwell and Broadwell Parish Greenspaces Preliminary Ecological Appraisal.

What the evidence tells us

Landscape and nature are central to how residents understand Broadwell. Access to countryside was selected by 104 respondents, landscape and views by 99, wildlife and biodiversity by 79 and dark skies by 55. The Green, surrounding fields, Watery Lane, stream, Evenlode Vale, trees, hedges and open spaces between buildings recur throughout the free text.

The Preliminary Ecological Appraisal field survey covered four greenspaces on 30 June 2026: St Paul's Church grounds and connecting footpath; the bus shelter, brook and pond area; the Village Green; and a section of Kennel Lane footpath. It records habitats and potential for protected and notable species, and recommends more varied mowing, removal of arisings, deadwood retention, woodland-edge work, sensitive brook and pond management, native planting, dark wildlife corridors and appropriate species boxes. It is a site-specific snapshot, not a whole-parish survey or Habitat Management Plan, and cannot demonstrate the absence of protected species. Specialist advice is needed before potentially harmful work or if protected species are encountered.

A resident highlighted

“The open spaces, water and vegetation on and around the village green and wrapping round to the west of Watery Lane.”

What we want to achieve

Protect and enhance a connected network of fields, hedges, trees, water, open spaces, habitats and dark skies, recognising that ecological health and village character are closely linked.

Principles for decisions

- Avoid fragmentation of habitats, hedges, watercourses, tree lines and movement corridors.
- Protect valued open spaces and views, including gaps within the settlement and the transition to farmland.
- Use lighting only where necessary and design it to protect dark skies and nocturnal wildlife.
- Retain and strengthen trees, hedgerows, watercourse buffers and landscape structure.
- Expect development and land-management proposals to deliver measurable ecological improvement as well as avoid harm.

Potential next steps

- Agree proportionate management priorities for the four surveyed greenspaces and decide whether a separate Habitat Management Plan is needed.
- Extend mapping to habitats, trees, hedges, water features, dark areas, green spaces, views and ecological connections beyond the four surveyed sites.
- Add local wildlife observations, Gloucestershire Centre for Environmental Records information and Freshwater Watch data where available.
- Link ecological findings with drainage, flooding, footpaths, historic landscape and maintenance priorities, seeking specialist advice before works that may affect protected species.

Roads, transport and safe movement

Evidence: 2026 Community Survey, free-text responses and detailed survey report.

What the evidence tells us

Road safety was one of the most frequently and strongly expressed concerns. Speeding was selected by 74 respondents, traffic volume by 71, poor visibility by 53 and limited pavements by 45. Comments repeatedly describe rat-running linked to congestion in Stow and on the Fosse Way, poor surfaces, narrow lanes, blind corners and difficulty walking or cycling safely.

Broadwell is also highly car-dependent: 124 respondents owned or had access to a vehicle and 110 never used the bus. The plan must therefore improve safety and alternatives without pretending that residents can immediately abandon the car or that rural lanes can simply be urbanised.

A resident put it this way

“The Fosse Way to Adlestrop road is a rat run for vehicles to escape Stow traffic congestion. All Broadwell feeder roads remain in dreadful condition.”

What we want to achieve

Make movement through and around Broadwell safer and calmer, protect vulnerable road users and rural lane character, and pursue practical alternatives to car dependence where they can work.

Principles for decisions

- Require proposals to assess cumulative traffic effects, including Stow congestion and feeder-road rat-running.
- Avoid development that relies on unsafe visibility, narrow approaches or unproven highway mitigation.
- Protect and improve conditions for walking, cycling, horse riding, mobility needs and access to community facilities.
- Design any traffic-calming or signage to be effective without suburbanising the village.
- Maintain safe access for farms, emergency services, refuse, deliveries and residents.

Potential next steps

- Commission or obtain traffic counts, speed data and collision or near-miss evidence.
- Create a mapped register of hazard points, poor surfaces, visibility constraints, pedestrian gaps and rat-run routes.
- Work with the highway authority and neighbouring councils on Stow-related traffic displacement.
- Review public transport information, community transport and realistic walking or cycling connections.

Water, drainage, sewerage and flood resilience

Evidence: 2026 Community Survey, local history of water and future technical evidence.

What the evidence tells us

Water is both part of Broadwell's historic structure and a present-day pressure. Sixty-eight respondents experienced Thames Water-related problems occasionally or regularly, 78 said flooding or surface-water issues had increased and 98 believed further development would increase flood risk.

The survey is strong evidence of lived experience and perceived risk, but it is not a hydrological model. Future decisions need to combine resident evidence with drainage, sewerage, water-supply, flood-risk and catchment information, including cumulative effects and long-term maintenance.

A resident commented

"[The village] is vulnerable to increased traffic volumes and increased flood risk."

What we want to achieve

Reduce existing water and drainage problems and ensure that future change is demonstrably compatible with the village's catchment, infrastructure capacity and flood resilience.

Principles for decisions

- Address water supply, sewerage, surface water and flood risk at the earliest stage of a proposal.
- Do not rely on vague promises of future infrastructure upgrades or mitigation that cannot be secured.
- Protect natural flow paths, watercourses, low-lying ground and space needed for maintenance and exceedance events.
- Use landscape-led sustainable drainage that is appropriate to local soils, topography, ecology and historic character.
- Consider cumulative pressure from existing, committed and proposed development.

Potential next steps

- Create a resident incident map and dated register of flooding, drainage, sewerage and water-supply problems.
- Obtain the best available Thames Water capacity and incident information and clarify responsibilities.
- Review the Local Plan flood evidence and relevant catchment and surface-water mapping.
- Connect hydrology work with the Preliminary Ecological Appraisal, roads, historic water features and land management.

Digital connectivity and utilities

Evidence: 2026 Community Survey, detailed report and local information on Gigaclear coverage.

What the evidence tells us

Digital connectivity is uneven. Eighty-two respondents rated mobile reception poor or very poor. Survey answers about full-fibre access were mixed though independent local information indicates that full fibre currently reaches only three properties.

Broadwell is an off-gas village with a varied mix of electricity, oil, LPG, solid fuel, heat pumps and some solar. Reliable digital and utility systems matter for work, health, emergency communication, home energy transition and the ability of residents to remain connected.

What we want to achieve

Secure reliable, resilient and future-ready communications and utilities while ensuring that new infrastructure is sensitively located and designed.

Principles for decisions	Potential next steps
• Treat verified technical coverage separately from residents' understanding or service experience. • Support proportionate improvements to mobile and broadband coverage, including shared or coordinated solutions. • Design masts, cabinets, trenches and other equipment to minimise landscape, heritage and residential harm. • Recognise the off-gas context when considering low-carbon heat, grid capacity and resilience. • Ensure new development includes appropriate digital and utility capacity without shifting unresolved costs onto the village.	• Undertake a technical broadband and mobile coverage check and map blackspots by provider where possible. • Engage infrastructure providers on practical improvement options and likely delivery timescales. • Review electricity capacity and community energy or resilience opportunities in the off-gas context. • Maintain a clear distinction between verified network information and survey self-reporting.

Community life, services and facilities

Evidence: 2026 Community Survey, 1993 Village Appraisal and The Story of Broadwell.

What the evidence tells us

Broadwell has active shared places even though most everyday services are outside the village. The Green, Fox Inn, Village Hall and St Paul's are important to many respondents. At the same time, food shopping, healthcare, post-office services and other needs usually require travel.

The survey includes older residents, families, younger adults, commuters, remote workers and people born and raised in Broadwell. Comments call both for protection of cohesion and for housing, facilities and opportunities that allow a younger generation and a mixed community to remain.

A resident observed

“At the present time it works as it is, but it would be nice to have a younger generation to carry on and perhaps improve some things for the future.”

What we want to achieve

Sustain a connected, inclusive and mixed-age village, protect the places where community life happens and improve access and resilience without pretending Broadwell can provide every service locally.

Principles for decisions

- Safeguard valued community facilities and support flexible, accessible and viable uses.
- Consider the needs of younger people, families, older residents, disabled people and those without easy transport.
- Expect development to contribute proportionately to infrastructure and community needs created by it.
- Avoid changes that weaken access to the Green, hall, church, pub, footpaths or informal meeting places.
- Support participation, local volunteering, emergency resilience and the sharing of village knowledge.

Potential next steps

- Prepare a simple community-assets and needs plan covering access, maintenance, use and future opportunities.
- Explore practical support for social connection, young people, older residents and mobility needs.
- Link housing evidence with the aim of sustaining a balanced population and local support networks.
- Build the oral-history, photograph and document archive as a community project.

Turning principles into practice

The Village Plan is intended to improve the quality and consistency of decisions, not to create an unrealistic list of promises. The following priorities are practical next steps that strengthen the evidence base and make the plan usable.

Priority	Early output	Indicative timing
Endorse and use the Village Plan	Circulate the Village Plan Group-approved draft as a report-back, address any material factual corrections, secure Parish Council endorsement on 23 September and use the decision test in representations and project discussions.	Sep 2026
Respond to the Cotswold Local Plan	Decide whether to submit a focused representation on Core Policy 4 and Broadwell's policy-map status, taking account of possible benefits and development consequences; separately test the Moreton strategic site's infrastructure phasing and cumulative effects.	By 5 Oct 2026
Apply ecological evidence	Publish the latest confirmed issue of the Preliminary Ecological Appraisal with the final endorsed material as a separate professional supporting document; agree management priorities for the four surveyed greenspaces and identify wider evidence gaps.	2026-27
Build a mapped evidence pack	Character, views, green spaces, ecology, water incidents, road-safety points, connectivity and key community assets.	2026-27
Engage infrastructure bodies	Structured discussions and evidence requests covering highways, Thames Water, broadband, mobile coverage and electricity capacity.	2026-27
Develop the living village record	Photographs, historic maps, oral history and local knowledge linked to The Story of Broadwell.	Ongoing

Proposed Parish Council commitment

Broadwell Parish Council will have regard to the Village Plan when making representations, setting priorities and considering matters affecting the parish. Each matter will continue to be assessed on its individual merits, in the context of the statutory development plan and other relevant evidence.

Ecology evidence and future review

The Preliminary Ecological Appraisal is reflected in this draft and will accompany the final endorsed Village Plan as a separate professional supporting document. Its immediate value is to guide proportionate management of the four surveyed greenspaces and to identify where specialist advice or wider evidence is still needed. Further ecological work should be incorporated into a later review only where it materially changes a principle, priority or proposed action, in which case the change should receive appropriate community consideration.

Village circulation and future review

- Village Circulation Draft v0.8 will be sent to residents as the output from the 2026 survey and supporting work, together with The Story of Broadwell as contextual material. The Preliminary Ecological Appraisal will accompany the final endorsed material later as a separate professional supporting document.
- This is not a new consultation or an invitation to reopen the survey findings. Residents may notify factual errors, material omissions or unsupported statements by 16 September 2026.
- The Village Plan Group will decide whether any notification requires a material correction before the Parish Council pack is issued. A short circulation-and-corrections note is sufficient.

- Carry out a light-touch annual check of the endorsed plan and a full review at least every four years, or sooner if major planning policy, ecological evidence or infrastructure circumstances change.

REFERENCE AND VILLAGE CIRCULATION

A living plan for Broadwell

The principle

Before deciding what Broadwell should become, the village first needs a shared, evidence-based understanding of what Broadwell is.

This Village Circulation Draft reports back what the 2026 survey and the supporting historical, ecological and planning work have produced. It is being circulated before the Parish Council considers endorsement on 23 September 2026, so that any material factual error, omission or unsupported statement can be corrected.

Purpose of the village circulation

- Give residents a clear account of the plan produced from the evidence they supplied in the 2026 survey.
- Allow factual errors, material omissions or unsupported statements to be identified before endorsement.
- Make clear that the circulation is a report-back, not a new vote, consultation or invitation to restate individual preferences.
- Keep suggestions for future projects or later versions separate from corrections needed before Version 1.0.

Companion evidence

Document	Role in the evidence base
Broadwell Today: Community Survey 2026	Accessible summary of what residents said in the 2026 Community Survey.
Broadwell Community Survey 2026: Detailed Report	Full results, interpretation, methodology and data notes.
The Story of Broadwell: A Community Through Time	Working history of water, buildings, farming, open spaces, routes and village life.
Broadwell Village Appraisal 1993	Earlier community baseline and evidence of continuity and change.
Broadwell Parish Greenspaces Preliminary Ecological Appraisal	Professional evidence for four greenspaces, reflected in v0.8 and retained as professional evidence for the final endorsed material; supports management priorities and identifies limits and further evidence needs.
Cotswold Local Plan 2026-2043 documents	Statutory planning policy and supporting evidence to be reviewed on publication.