We need your help to decide Broadclyst's future for the next 12 years

One way to determine the future of the Parish is to allocate Sites in the Neighbourhood Plan.

These Sites can be used in a variety of ways to ensure that the Parish Area develops as you wish.

The allocation of Sites is a small part of a Neighbourhood Plan, but it is a very powerful way to get the development you want.

Today we are unveiling 25 potential Sites.
Local Green sites,
Economic sites,
Mixed Developments sites and,
Housing sites.

FOR EVERY SITE:

- **Please place a TICK on Yes or No to show your support for each site.**
- **It would help if you could provide REASONS why you said Yes or No.**
- **We are happy to have any conditions you would wish to see applied put in the REASONS box.**

Our Parish
Our Plan
Our Choice

Please put your **POSTCODE** below:

Combined Business and Housing Sites

	YES	NO	REASONS:
Site MU5: Silverton Mill	◯	◯	
Site MU7: Crannaford	◯	◯	
Site MU8: Elbury Farm	◯	◯	

Business Sites

	YES	NO	REASONS:
Site E1: Beare Farm	◯	◯	
Site E2: Haylodge	◯	◯	
Site E4: Crannaford	◯	◯	
Site E5: Winter Gardens	◯	◯	

Local Green Spaces

Please Tick **YES** if you wish these green spaces to be protected.

	YES	NO	REASONS:
Site LGS1: Ash Copse Westclyst	◯	◯	
Site LGS2 : Old Cider Orchards, Hele (Fagins)	◯	◯	
Site LGS3: Oak Tree Close, Broadclyst Village	◯	◯	
Site LGS4: Rec. Ground, Broadclyst Village	◯	◯	
Site LGS5: Village Green Broadclyst Village	◯	◯	
Site LGS6: Holly Close Triangle Broadclyst Village	◯	◯	
Site LGS7: Moonhill Copse, Westclyst	◯	◯	
Site LGS8: Chapel Orchard Dog Village	◯	◯	

Housing Sites

	YES	NO	REASONS:
Site H1: Town End, Broadclyst Village	◯	◯	

	YES	NO	REASONS:
Site H3: Blackhorse Gardens	◯	◯	

	YES	NO	REASONS:
Site H5: Haylodge alongside B3181	◯	◯	

	YES	NO	REASONS:
Site H6: Heathfield Broadclyst Village	◯	◯	

	YES	NO	REASONS:
Site H8: Clystlands, Broadclyst Station	◯	◯	

Woodlands

Please Tick **YES** if you wish these to be protected.

	YES	NO	REASONS:
Site W1: Ashclyst & Sprydon Forest	◯	◯	
Site W2: Whitedown & Poundapit	◯	◯	
Site W3: Paradise Copse	◯	◯	
Site W4: Rattlecot Wood	◯	◯	
Site W5: Burrowton	◯	◯	
Site W6: Danes Wood	◯	◯	

Additional Comments (Please state which site you are referring to):

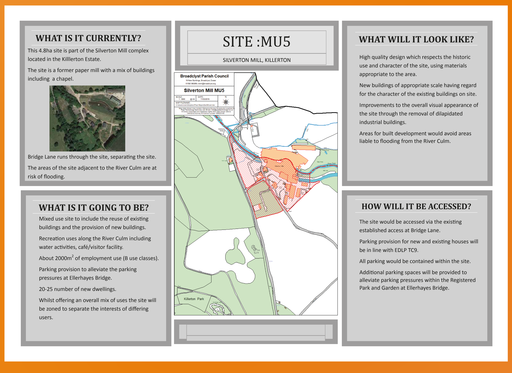
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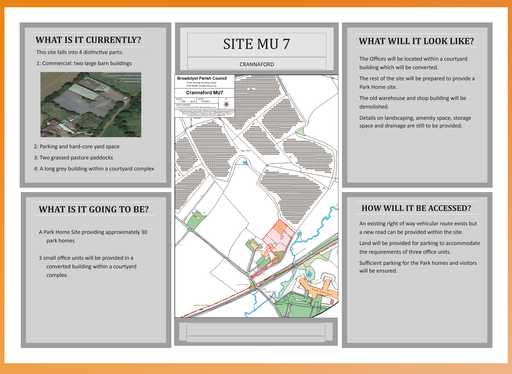
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Potential Mixed Development Sites

Which mixed development sites should be developed in the next 12 years?

There was a recognition that sites which contain houses and businesses are a more sustainable model, enabling the regeneration of former economic sites across the parish.





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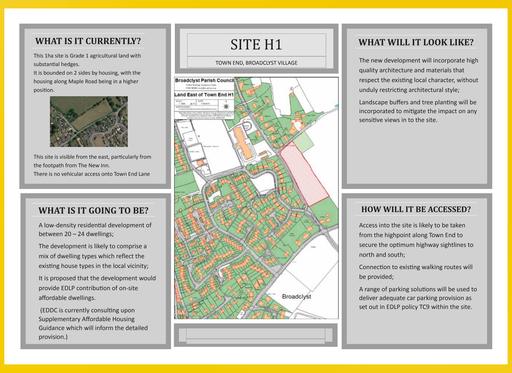
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Potential Housing Sites

Which housing sites should be developed in the next 12 years?

The Housing Needs Assessment (2017) and the community revealed support for:

- Small, high-quality, bespoke-design sites
- 1, 2 and 3 bed properties
- Local connection housing for those who meet qualifying criteria
- Affordable housing
- Open Market houses
- Self-build
- Work / live units



WHAT IS IT CURRENTLY?

This 1ha site is Grade 1 agricultural land with substantial hedges.
It is bounded on 2 sides by housing, with the housing along Maple Road being in a higher position.

This site is visible from the east, particularly from the footpath from The New Inn.
There is no vehicular access onto Town End Lane

SITE H1

TOWN END, BROADCLYST VILLAGE

Broadclyst Parish Council
Land East of Town End H1
Broadclyst

WHAT WILL IT LOOK LIKE?

The new development will incorporate high quality architecture and materials that respect the existing local character, without unduly restricting architectural style;

Landscape buffers and tree planting will be incorporated to mitigate the impact on any sensitive views in to the site.

WHAT IS IT GOING TO BE?

A low-density residential development of between 20 – 24 dwellings;

The development is likely to comprise a mix of dwelling types which reflect the existing house types in the local vicinity;

It is proposed that the development would provide EDLP contribution of on-site affordable dwellings.

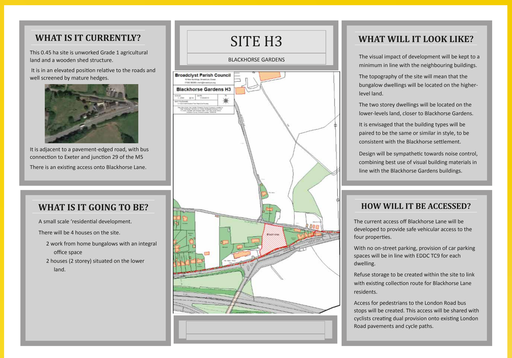
(EDDC is currently consulting upon Supplementary Affordable Housing Guidance which will inform the detailed provision.)

HOW WILL IT BE ACCESSED?

Access into the site is likely to be taken from the highpoint along Town End to secure the optimum highway sightlines to north and south;

Connection to existing walking routes will be provided;

A range of parking solutions will be used to deliver adequate car parking provision as set out in EDLP policy TC9 within the site.



WHAT IS IT CURRENTLY?

This 0.45 ha site is unworked Grade 1 agricultural land and a wooden shed structure.

It is in an elevated position relative to the roads and well screened by mature hedges.

It is adjacent to a pavement-edged road, with bus connection to Exeter and junction 29 of the M5
There is an existing access onto Blackhorse Lane.

SITE H3

BLACKHORSE GARDENS

Broadclyst Parish Council
Blackhorse Gardens H3
Broadclyst

WHAT WILL IT LOOK LIKE?

The visual impact of development will be kept to a minimum in line with the neighbouring buildings.

The topography of the site will mean that the bungalow dwellings will be located on the higher-level land.

The two storey dwellings will be located on the lower-levels land, closer to Blackhorse Gardens.

It is envisaged that the building types will be paired to be the same or similar in style, to be consistent with the Blackhorse settlement.

Design will be sympathetic towards noise control, combining best use of visual building materials in line with the Blackhorse Gardens buildings.

WHAT IS IT GOING TO BE?

A small scale 'residential development.

There will be 4 houses on the site.

2 work from home bungalows with an integral office space

2 houses (2 storey) situated on the lower land.

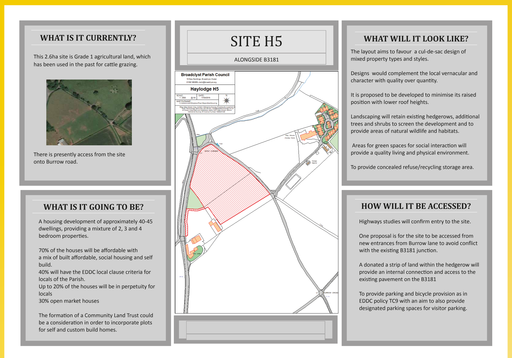
HOW WILL IT BE ACCESSED?

The current access off Blackhorse Lane will be developed to provide safe vehicular access to the four properties.

With no on-street parking, provision of car parking spaces will be in line with EDDC TC9 for each dwelling.

Refuse storage to be created within the site to link with existing collection route for Blackhorse Lane residents.

Access for pedestrians to the London Road bus stops will be created. This access will be shared with cyclists creating dual provision onto existing London Road pavements and cycle paths.



WHAT IS IT CURRENTLY?

This 2.6ha site is Grade 1 agricultural land, which has been used in the past for cattle grazing.

There is presently access from the site onto Burrow road.

SITE H5

ALONGSIDE B3181

Broadclyst Parish Council
Haydodge H5
Broadclyst

WHAT WILL IT LOOK LIKE?

The layout aims to favour a cul-de-sac design of mixed property types and styles.

Designs would complement the local vernacular and character with quality over quantity.

It is proposed to be developed to minimise its raised position with lower roof heights.

Landscaping will retain existing hedgerows, additional trees and shrubs to screen the development and to provide areas of natural wildlife and habitats.

Areas for green spaces for social interaction will provide a quality living and physical environment.

To provide concealed refuse/recycling storage area.

WHAT IS IT GOING TO BE?

A housing development of approximately 40-45 dwellings, providing a mixture of 2, 3 and 4 bedroom properties.

70% of the houses will be affordable with a mix of built affordable, social housing and self build.
40% will have the EDDC local clause criteria for locals of the Parish.
Up to 20% of the houses will be in perpetuity for locals.
30% open market houses

The formation of a Community Land Trust could be a consideration in order to incorporate plots for self and custom build homes.

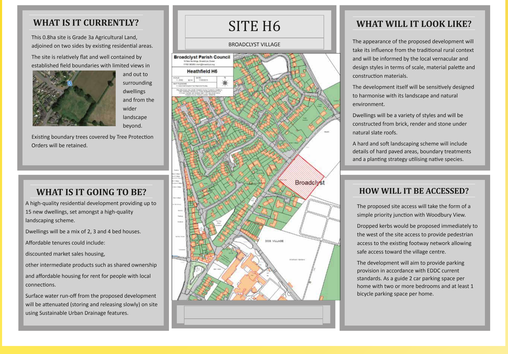
HOW WILL IT BE ACCESSED?

Highways studies will confirm entry to the site.

One proposal is for the site to be accessed from new entrances from Burrow lane to avoid conflict with the existing B3181 junction.

A donated a strip of land within the hedgerow will provide an internal connection and access to the existing pavement on the B3181

To provide parking and bicycle provision as in EDDC policy TC9 with an aim to also provide designated parking spaces for visitor parking.



WHAT IS IT CURRENTLY?

This 0.8ha site is Grade 3a Agricultural Land, adjoined on two sides by existing residential areas.

The site is relatively flat and well contained by established field boundaries with limited views in and out to surrounding dwellings and from the wider landscape beyond.

Existing boundary trees covered by Tree Protection Orders will be retained.

SITE H6

BROADCLYST VILLAGE

Broadclyst Parish Council
Heathfield H6
Broadclyst

WHAT WILL IT LOOK LIKE?

The appearance of the proposed development will take its influence from the traditional rural context and will be informed by the local vernacular and design styles in terms of scale, material palette and construction materials.

The development itself will be sensitively designed to harmonise with its landscape and natural environment.

Dwellings will be a variety of styles and will be constructed from brick, render and stone under natural slate roofs.

A hard and soft landscaping scheme will include details of hard paved areas, boundary treatments and a planting strategy utilising native species.

WHAT IS IT GOING TO BE?

A high-quality residential development providing up to 15 new dwellings, set amongst a high-quality landscaping scheme.

Dwellings will be a mix of 2, 3 and 4 bed houses.

Affordable tenures could include:

discounted market sales housing,

other intermediate products such as shared ownership

and affordable housing for rent for people with local connections.

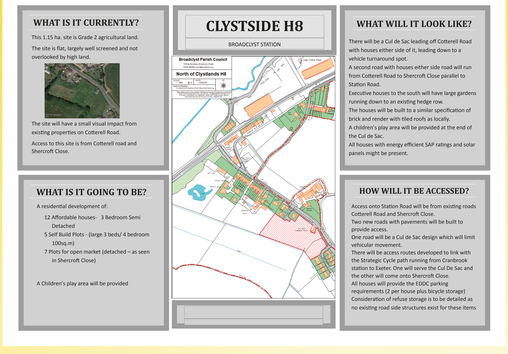
Surface water run-off from the proposed development will be attenuated (storing and releasing slowly) on on site using Sustainable Urban Drainage features.

HOW WILL IT BE ACCESSED?

The proposed site access will take the form of a simple priority junction with Woodbury View.

Dropped kerbs would be proposed immediately to the west of the site access to provide pedestrian access to the existing footway network allowing safe access toward the village centre.

The development will aim to provide parking provision in accordance with EDDC current standards. As a guide 2 car parking space per home with two or more bedrooms and at least 1 bicycle parking space per home.



WHAT IS IT CURRENTLY?

This 1.15 ha. site is Grade 2 agricultural land.

The site is flat, largely well screened and not overlooked by high land.

The site will have a small visual impact from existing properties on Cotterell Road.

Access to this site is from Cotterell road and Shercroft Close.

CLYSTSIDE H8

BROADCLYST STATION

Broadclyst Parish Council
North of Clyststands H8
Broadclyst

WHAT WILL IT LOOK LIKE?

There will be a Cul de Sac leading off Cotterell Road with houses either side of it, leading down to a vehicle turnaround spot.
A second road with houses either side road will run from Cotterell Road to Shercroft Close parallel to Station Road.
Executive houses to the south will have large gardens running down to an existing hedge row.
The houses will be built to a similar specification of brick and render with tiled roofs as locally.
A children's play area will be provided at the end of the Cul de Sac.
All houses with energy efficient SAP ratings and solar panels might be present.

WHAT IS IT GOING TO BE?

A residential development of:

12 Affordable houses- 3 Bedroom Semi Detached

5 Self Build Plots - (large 3 beds/ 4 bedroom 100sq.m)

7 Plots for open market (detached – as seen in Shercroft Close)

A Children's play area will be provided

HOW WILL IT BE ACCESSED?

Access onto Station Road will be from existing roads Cotterell Road and Shercroft Close.
Two new roads with pavements will be built to provide access.
One road will be a Cul de Sac design which will limit vehicular movement.
There will be access routes developed to link with the Strategic Cycle path running from Cranbrook station to Exeter. One will serve the Cul De Sac and the other will come onto Shercroft Close.
All houses will provide the EDDC parking requirements (2 per house plus bicycle storage)
Consideration of refuse storage is to be detailed as no existing road side structures exist for these items



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Potential Economic Sites

Which economic sites should be developed in the next 12 years?

The Community Survey and economic research revealed support for:

- Less commuting and for more businesses to be within the Parish
- Regeneration of old economic sites
- Rural diversification

Type of business supported:

- Micro businesses (up to 10 employees)
- Tourism related businesses
- Work hubs and work live units
- Start-up micro businesses
- Food/drink production businesses

WHAT IS IT CURRENTLY?

A site of approximately 0.6 Hectares located adjacent to the B3181.



The site includes a Grade II listed farmhouse, traditional and modern outbuildings, and a farm yard.

WHAT IS IT GOING TO BE?

The development will provide flexible commercial space for employment use;

The traditional buildings will lend themselves to;

An office conversion Use Class B1(a), or

Light industrial / workshops Use Class B1 (c); or

A food preparation facility linked into the Killerton Estate's wider local food production plans.

The site has potential to be used by a single user or as a range of smaller managed letting units.

SITE:E1

BEARE FARM, BEARE



WHAT WILL IT LOOK LIKE?

The traditional farmhouse buildings will be retained and sympathetically refurbished;

Any works associated with new development will incorporate high-quality architecture and materials that respect the existing local character, ensuring that traditional features are retained;

Conversion of historic buildings will sustain the heritage qualities of the buildings and their contribution to local character and distinctiveness.

HOW WILL IT BE ACCESSED?

The existing access will be retained as a single point of entry and is located adjacent to a bus route on the B3181;

The site has sufficient capacity to provide adequate car parking provision and vehicular access.

WHAT IS IT CURRENTLY?

2.6 hectares of Grade 1 agricultural land used in the past for cattle grazing.



There is presently access from the site onto Burrow road.

WHAT IS IT GOING TO BE?

The Site will provide and include:

Small units for office-based businesses (Use Class B1(a)

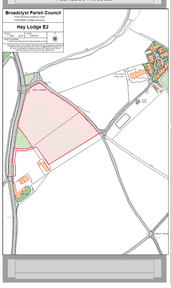
Workshops of varying sizes for light industrial use (Use Class B1(c)) to encourage and retain small artisan businesses, for example, blacksmiths, carpenters, stonemasons.

A Work Hub building to provide a flexible shared space/community for home workers.

Delivery of 3-5 work/live units will provide affordable accommodation for local independent small business owners.

SITE E2:

ALONGSIDE THE B3181



WHAT WILL IT LOOK LIKE?

Up to 40% of the available site would be utilised for employment use, maximising the road access options to north and south.

Land for bus stop, internal access roads / pavements, open space and landscaping will be provided.

Landscaping will be used to distinguish between the area for employment and the area proposed for work live units. This also provides screening from the surrounding area.

Building heights will be kept to a minimum to reduce visibility from the wider countryside.

HOW WILL IT BE ACCESSED?

New and existing pavements will provide connectivity onto the B3181

Vehicular access will be from Burrow Lane. Adequate parking (EDDC TCS) will be provided.

A new bus stop on the B3181 is proposed where visibility is good and can be accessed for both employment and housing areas.

It is proposed that there will be controlled hours to prevent noise nuisance to the work/live units and nearby residential housing.

WHAT IS IT CURRENTLY?

At present the site contains 2 buildings and an extensive yard and a car parking area.



This Site is presently empty. It used to be a Countrywide Store providing equestrian and farming products.

WHAT IS IT GOING TO BE?

This site has been put forward for a variety of uses:

Please respond to each of these uses:

B1c Class: Light industrial

Garden Centre including café

Children's Play Park and café

Nursery Day Care Centre

SITE E4

AT CRANNAFORD



WHAT WILL IT LOOK LIKE?

Each of the four uses will effect what this site will look like.

It is envisaged that the two buildings on site will remain and be adapted for each type of business proposed.

HOW WILL IT BE ACCESSED?

This site is accessed by using a road which is owned by a third party.

An alternative access route is available if necessary.

This site can be access by foot, cycle and car and will be 900m to the new town of Cranbrook.

Adequate parking provision will be provided for each option.

WHAT IS IT CURRENTLY?

5 large Farm buildings to the north of the Site.



Including a farm yard and access route onto Whimple Road

WHAT IS IT GOING TO BE?

Existing building converted to provide c.6 units and possibility of new build units.

Type of Businesses for this site would be:

B1a office use
B1c light industrial such as
Joinery businesses
Specialist small scale engineering especially where there is an element of research
Small machinery workshops such as garden equipment repairers etc

Both uses being compatible with residential properties being close by.

SITE E5

BROADCLYST VILLAGE



WHAT WILL IT LOOK LIKE?

Existing structures will determine the layout.

New build will be on the land between existing buildings and the road.

Materials would be in keeping with rural location.

Additional landscaping to help screen the site will be provided by the developer.

HOW WILL IT BE ACCESSED?

This site will be either accessed from the existing access on to the Whimple road, or another access will be developed to ensure safe access on to the Whimple Road.

Parking will be in and around existing yard areas, with any additional parking required being met by a new area which would be in keeping with the rural location.

No pavement infrastructure available.

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Protecting Our Green Spaces

Allocated Green Spaces

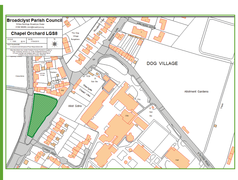
Consultation events and the Community Survey revealed that Green Spaces are precious to the residents, landowners, and businesses of the Neighbourhood Plan Area. The National Trust (NT) owned Killerton Estate lies entirely within the Plan Area. The NT protects historic, beautiful and natural places, offering perspective, escape, relaxation and a sense of identity in line with its founding principles. Killerton has worked with the Plan to ensure that local green space will remain as a dominant feature of the Broadclyst Parish Area landscape.



Chapel Orchard, Dog village

The orchard on this land forms an important part of Broadclyst's agricultural history.

Traditional orchards such as this one, were commonly found in and around farmsteads and hamlets, and this one will be protected.



Why is this area special to the Local Community?

This area is used by locals and school pupils to access the bus stop.

This area is used by the local community as open space as seen in the worn footpaths.

It provides a noise barrier for houses from the busy B3181.

It also provides a visual barrier (of the main road) and a green outlook for houses.



Oak Tree Close Common, Broadclyst Village

This is a well-used recreational space in this area of the village.

Some of the trees in this area are protected



Why is this area special to the Local Community?

Provides a green outlook to the surrounding houses which have limited private outdoor space

This is an area which is used by the community, it is popular in the summer months. It is also a large enough area for ball games.

This area also provides recreation opportunities and a gathering space for young people.



Ash Copse, Westclyst

The woodland site is an unconfirmed wildlife site (UWS) SX99/015 providing evidence that this is a site for wildlife.

The survey identified this site as of importance and value to the community.



Why is this area special to the Local Community?

This woodland is of high importance as a visual landscape feature and as a buffer to the surrounding development that encapsulates the site.

The community see this woodland as an oasis for wildlife.

Mature hedgerows enhance its value as a wildlife haven, offering natural habitat for native species throughout these wildlife corridors.

The community benefits from pathways within this woodland that provide movement through the space.



Old Cider Orchard near Fagins in Hele

The orchard on this land forms an important part of Broadclyst's agricultural history.

It has local value as the last remaining Whiteway's cider orchard in the parish.



Why is this area special to the Local Community?

This orchard is a strong visual feature from the B3181 containing very old cider trees.

It has local value as the last remaining Whiteway's cider orchard in the parish.

A public footpath across this land allows locals to access these orchards. This is the only open public space for Hele residents.



Holly Close Triangle in Broadclyst

The green space also helps to de-urbanise the local road network and assists in road junction visibility.

It provides opportunities for pedestrians to move away from roadside pavements and can facilitate safer access to the Sports Pavilions.



Why is this area special to the Local Community?

Regular use and movement of people across the site is evident in the wide worn path in the photograph.

The community have been involved in the development of this site. Recent tree planting has taken place providing the community with a unique role of developing a green space.

As a natural rough grassland area, it links well with a small animal holding which adjoins the site on one border. This allows locals to see farm animals and birds throughout the year.



Moonhill Copse, Westclyst

The copse is a densely planted mixed woodland and has an Area Tree Preservation Order on it.



Why is this area special to the Local Community?

This small copse of tall mature trees was identified in the Community survey as an area valued for its visual impact, providing a significant visual landmark for Westclyst

The copse provides an established habitat for many species of birds and mammals and has an active rookery.

The woodland provides a very effective green landscaped outlook for houses along the B3181

It acts as a visual as well as a noise buffer for the new houses



Broadclyst Village Recreation Ground

The area is surrounded on all four sides by houses and provides a green outlook for these houses.

A network of footpaths well used by locals provide direct access into this space and beyond.



Why is this area special to the Local Community?

The recreation ground is used by the local primary school for PE lessons and sports day.

This area also hosts the annual Broadclyst Parish Fun Day.

This area provides a huge range of recreation opportunities: there is an enclosed safe play park for young children, there is an area aimed at the 'teen' age as well as a gym trail area.

The area also includes: a bowling green, tennis courts and the Sports Pavilion, which is also used by community clubs and associations.



Village Green in Broadclyst Village

This area lies within the central hub of the village, close to the church, public house, village hall and shop.
This central piece of land lies within the Broadclyst Conservation Area and has several of the villages listed historical features.
This area provides a gateway to the Killerton ochre buildings.



Why is this area special to the Local Community?

It provides a green community space and a social area with seating.

It provides a green outlook to the surrounding houses which have limited private outdoor space.

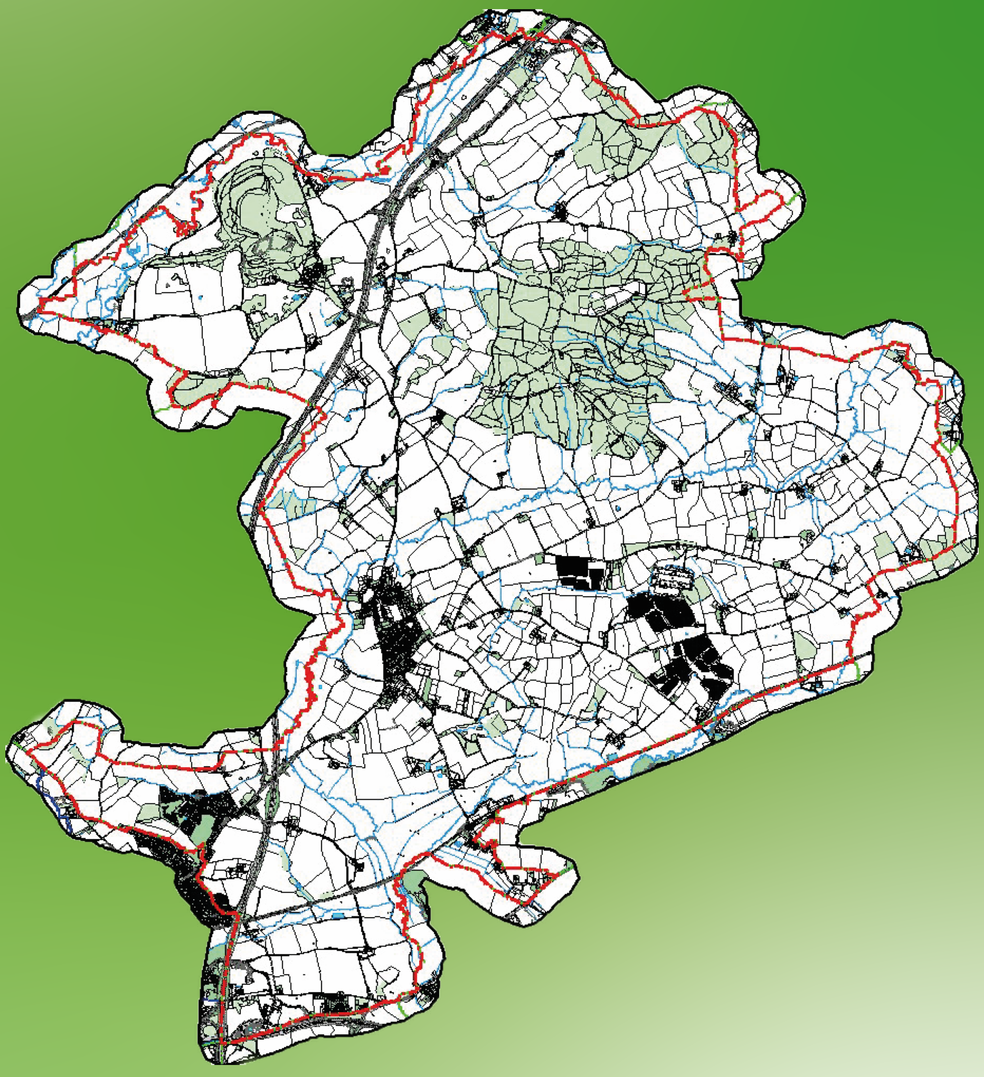
This area is dominated by trees some of which are protected. It provides a unique treed public space in the village.

The naturally created footpaths provide access to the bus stop, shops, social club and hairdressers.

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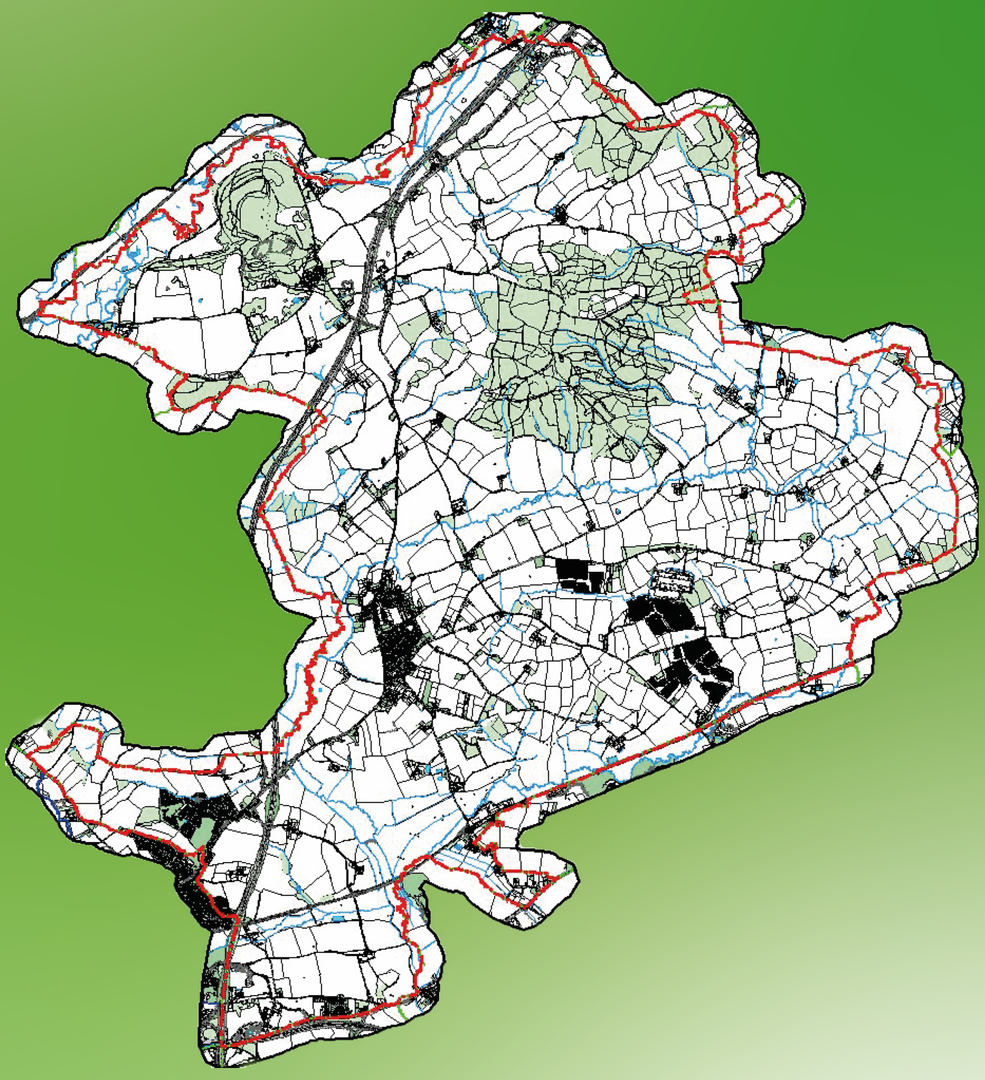




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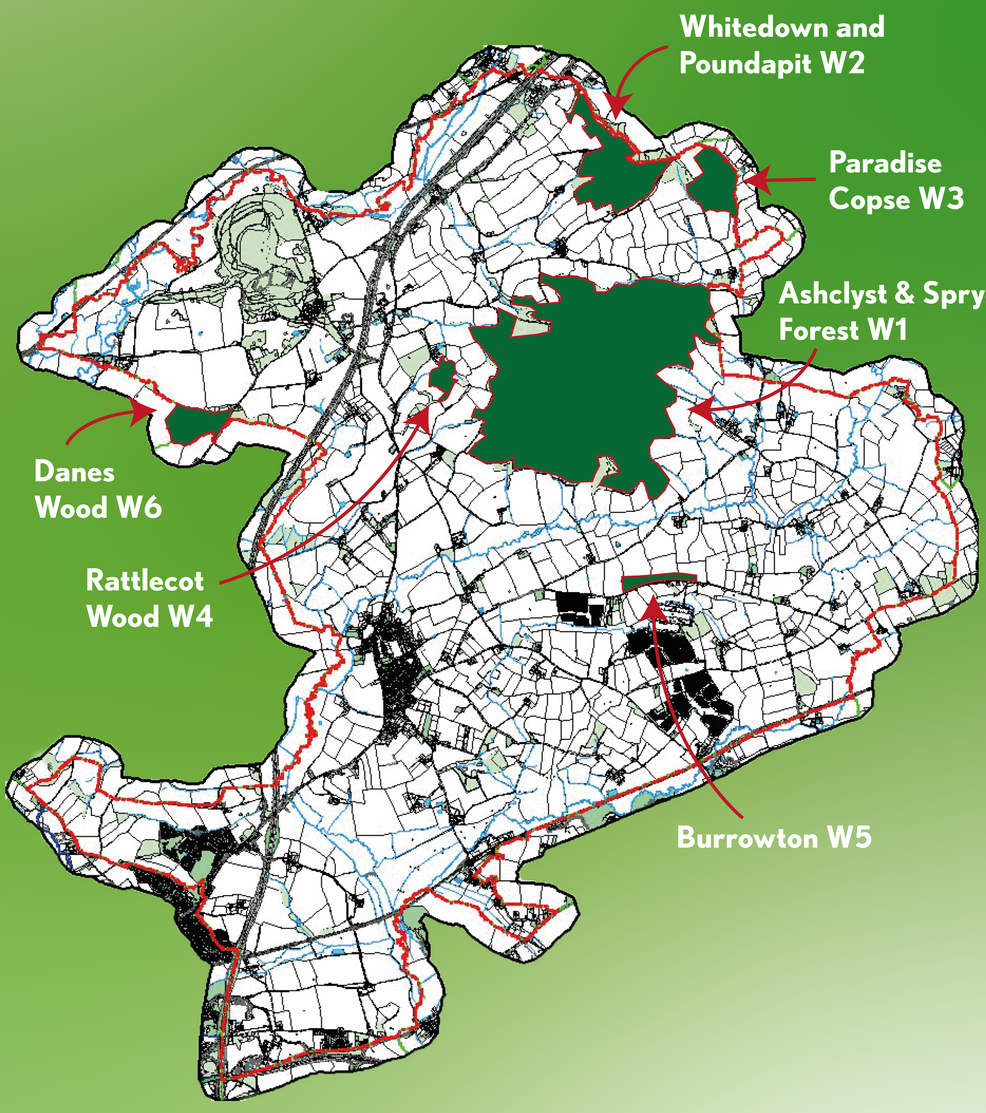


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Broadclyst's future for the next 12 years

Protected Woodland



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Broadclyst Parish Council
GROWING OUR COMMUNITY

The Broadsheet

Broadclyst Parish Council Newsletter

Christmas 2020 / Issue 49



1st Broadclyst Brownies and Guides

Hazel, Brown Owl

1st Broadclyst Brownies and Guides would have been celebrating their 10 year anniversary of meeting in Broadclyst this term, and the Guides' official 10th birthday! Aah well, we have needed to go with Plan B. The party is postponed until such a time when we are able to celebrate all together; this gives us something to look forward to – which feels really important at this time.

Plan B has involved alternating activities on Zoom with home activities, materials for which were delivered to the girls in packs. It's been lovely being able to see the girls at all under the current circumstances and we've had a great response from the girls and their families. We have spent some time thinking about lockdown and the Covid restrictions, and the girls have designed their own badges to celebrate something they have been proud of during this time. The Brownies have had a cartoon drawing session and learned the BSL alphabet via Zoom; it was fantastic to see how many already knew some letters. We'll be having an alternative fireworks evening at home soon (no matches required). The Guides have enjoyed a TaskMaster evening, based on the popular TV programme; that session was a hectic hour of tasks of speed, problem solving and lateral thinking, and drawing on their heads! They've cooked at home, made dens, and enjoyed home scavenger hunts.



Of course, we're looking forward to Christmassy activities during the second half of the term: we'll be making Christmas decorations and foods, all from the comfort of our own homes. We are still planning on providing decorations to Killerton's Chapel for their Christmas displays – so do go and see our tree during Christmas opening! We'll be having an online party on the last week of term – it's not the same as all being together, but it's the best we can do right now. While we miss meeting the girls face-to-face, everyone's safety is paramount.

We look forward to the day that we can safely meet face-to-face again (such as the activities in the picture), but in the meantime we will carry on trying different ways to get together, try new things, and have fun.

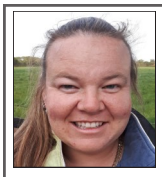


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Chairman's Corner

Councillor Henry Massey

I am writing this shortly after we have re-entered lockdown in early November.

However, life in the village does continue, if a little strangely. I enjoyed a lovely meal with friends at the New Inn last week, shortly before we entered lock down. It was Barb and Tony's last week as Landlords and we wish them well in their much deserved retirement.

The Village Shop and Post Office have now passed to new custodians – we welcome them to our village.

The Neighbourhood plan has now reached draft stage and is about to be shared with everyone. The pressures of planning and development, particularly on our borders, continues with no abate.

Much like the last lockdown, hard times often bring out the best in people. Our community is coming together to help those who need some extra support. I am reminded that in April over one hundred people volunteered to support other people in the village, and again those same people are mobilising, ably supported by our Clerk and Assistant Clerk (Angie and Tash). The food bank has not ceased work since it was formed in March and continues to support people across the Parish.

There are however growing green shoots this time. On the news today (as I write this) it looks like an effective vaccine is nearing readiness. We may have a few more months of challenges coming, however I am looking forward to 2021 and hopefully all of the great things it will bring us.



With best wishes for Christmas and the New year,

Henry

Clerk's Report

Angie Hurren

It is usual for the Clerk's report to relate to Council business and I admit it can be a bit heavy going and academic at times, but this report - like everything else in 2020 - reflects on the unprecedented challenges that 2020 has brought and one example where humanity was the driver.

It is hard to believe that this time last year we were caught up in the excitement of Christmas preparations and we hadn't heard of COVID-19; hard to believe that much of the country's workforce was only weeks away from being laid off or furloughed; hard to believe that we were about to enter the greatest period of enforced change many of us had ever experienced in our lives.

All of a sudden our daily lives were changed, our health was threatened, our freedoms curtailed. There was nothing we could do except wash our hands, stay home, and not go anywhere near granny. I confused myself by reading everything from virology papers and academic journals in the university's library, to the sagacious and expert advice from Karen on Facebook as I tried to get my head around what was going on: so many questions to which there were no definitive answers.

The true cost of Covid-19 may never be calculated. As at 18th October, 9.6 million people across 1.2 million employers had been furloughed in the UK, at a cost of £41.4 billion (HMRC, 2020). Mental health plummeted, with research funded by the Samaritans recording one in four respondents (26.1%) experienced moderate to severe depressive symptoms and finding that sleeping tablet prescriptions rose by 30% in the first three months of lockdown (BMJ, 2020). In March 2020, as shops and businesses closed their doors and kitchens across the country were turned into makeshift classrooms, Broadclyst Parish Council stepped up and put the Broadclyst Community Support Scheme in place; by the beginning of April this had expanded to include the Broadclyst satellite hub of the Exeter Food Bank and within a few weeks we were feeding around 70 souls a week.

Humans are hard-wired to survive and Mothers protect; these two instincts soon became my drivers, my motivation, as we delivered the Broadclyst Community Support Scheme and Food Bank through the summer and into the winter of 2020. Much of this has been

Clerk's Report Contd.

covered in earlier Broadsheets and online, so at a time where I am writing yet another university paper (if you're interested, my dissertation looks at what happens to Democracy in a Pandemic), I want to tell you about something really rather special that happened very quietly at the beginning of the October half term, something that should become the academic definition of "community" and made all the hard work worthwhile.

On 21st October, just two days before the school broke up for half term, the government rejected an extension of free school meals into the school holidays, a controversial decision that caused uproar across the country. An understandable knee-jerk reaction, I noticed a sudden well-intentioned flood of businesses offering "free food" on social media, however had concerns that such pop-up provision would neither have provision for safeguarding nor recognise the logistical challenges of getting to the food in a rural area with little or no public transport. Having been a family in receipt of free school meals myself, I empathised with the embarrassment that families would face walking into a café and asking for free food, so I posted a reminder on the Parish Council Facebook page that our food bank was there for families in times of need, and that if any genuine businesses wanted to help then to get in touch.

Within minutes Barb at the New Inn had messaged, and by the end of the day we had the Blackhorse Inn and Red Lion on board to work together to give kids a daily packed lunch over half term. A text exchange on a Saturday afternoon Primary school with Jonathan Bishop at the Primary school, and we were up and running. I won't bore you with the fine details and logistics, but the 65+ children with entitlement to free school meals, received the food they needed with no additional financial outlay.

I want to give thanks to everybody involved in the impromptu project, especially: to our three pubs in the parish for their generosity; to Jonathan and his team at Cornerstone Academy for getting the info out to parents and back to us so efficiently; to Tesco (Tiverton and Cullompton) and Co-Op (Westclyst) for their ongoing support and daily food donations; to John and his team at the Exeter Food Bank for responding to my desperate email late on a Saturday night; to my team of volunteer packers and delivery drivers for their flexibility and for giving their time; and last but by no means least, I want to say a huge thank you to my staff who have all worked so very hard for over six months, yet still found capacity to respond to this emergency project that I sprung on them on Saturday and wanted completed by the Monday...

To close, I want to return to something I mentioned earlier: the definition of community. Regardless of whether we were born here or whatever chain of events brought us to Broadclyst Parish, we all live in a rather beautiful part of Devon. Moreover, we live in a place that has rather beautiful people in it, people who care, people who rally round when things get tough. Whatever you might think of the Parish Council, and whatever complaints you may have about what you pay in council tax, it is important to recognise that the Parish Council as a body corporate is your closest and most reactive community leader; without it, the community support scheme, food bank, and free school meal hampers during half term either wouldn't have happened, or almost certainly wouldn't have been possible at the scale it has been or with the necessary safeguards.

Unlike the Government, I do not think feeding hungry children and the Broadclyst food bank should be a political matter (the Parish Council is apolitical); the Council is my employer and I will continue to unashamedly utilise the community contacts and resources I have through my work as I continue to lead Broadclyst Parish Council's community response to the COVID-19 pandemic.

Please do get in touch with us if you need help on **01392 360269** or via ***support@broadclyst.org***

We will be open right through the Christmas period, somebody will always be able to respond to your call or email. (Just plan ahead if you can, rather than ringing at 10pm on Christmas Eve…I don't want to bump into Santa while I'm out delivering food!)

Have a very lovely Christmas and let's hope for a better 2021.







1st Pinhoe Scouts

I sit writing this, only a few hours after learning of the next impending four- week lockdown at the beginning of November. Our last meeting before the first lockdown was the cub section on 16th March.

After this date, like many other organisations and businesses, the Cub and Scout sections have communicated via zoom. Not an easy medium to use for us, as much of our activity programmes are biased towards working together, and often on practical activities. Our



Cubs on Zoom

programmes have had to change radically to suite accordingly, many young people have been zoomed out with their school work during the daytime. So getting our sections engaged in remote



Cubs Home Challenges

activities has been a challenge for all our leaders. For example, we have created desk style pioneering with pens and rubber bands, through to larger outside construction projects.

At the beginning of August scouting was allowed to meet in small groups outside only. However before this was permitted, specific risk assessments to demonstrate how we were to include all the social distancing and hygiene requirements needed to be written and agreed with all leaders taking part, and approved. Additional checks and changes to our building took place too. More recently at the end of September, Beaver face-to-face, meetings started again with limited numbers. The hardest part is the uncertainty. We have been in the process of reviewing new risk assessments for Scouts and Cubs to meet inside again. However right now, it appears that scouting face-to-face, will be stopped again and we will be back to Zoom meetings.

Many reading this will have only seen 1st Pinhoe Scout Group through bonfire night, the Broadclyst Fun day, Scout Christmas post or Sainsbury's bagpack etc.



Cubs Back Together

Scouts
1st Pinhoe

This is where we raise much of our funding to maintain and update our premises and give young people in our community the opportunity of scouting. Last year we received a grant from Broadclyst Parish Council towards sound deadening and installing LED lighting panels in our main hall. All our fundraising opportunities unfortunately have been cancelled this year now owing to the pandemic, for all the right reasons of course. Our fund raising has taken a serious drop. Our building still requires ongoing maintenance, so we are now using our reserves for the foreseeable future.

We all look forward to a brighter 2021!

Peter Newman
Group Scout Leader
1st Pinhoe Scout Group.

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Broadclyst Parish Church - Winter Update

Services

At the time of writing, **the Church is open for services every Sunday at 10 a.m.** (with heating, thanks to the community's very generous support over years) :
1st and 3rd Sundays are Holy Communion
2nd and 4th Sundays are Morning Worship.

Unfortunately, special Covid precautions are still in place, e.g. social distancing, no singing allowed and face masks must be worn.

Our thanks to the Bell Ringers and church organist who have returned since the church opened on Sundays

Church is also open Wednesdays 9 a.m. – 3 p.m. for private prayer and reflection.

Christmas

Unless Covid restrictions are tightened by Christmas, there will be a traditional **Midnight Communion Service in the Parish Church starting at 11.30 p.m. Owing to social distancing, places must be booked in advance online at *clystmissionoffice@gmail.com***

We are so sad that there will be no Crib Service this year because of the extraordinary circumstances … we know that this is a very popular community event but hopefully we can make up for it with a wonderful community celebration service in the spring or summer when possible, rather than waiting for next Christmas! It may even be an outdoor service in warmer weather.

Little Angels Toddler Group

We have been able to continue throughout the Covid pandemic, although in different formats; during lockdown we had a weekly ZOOM Little Angels meeting and now since schools have been opened we've been able to continue to meet in person in the Victory Hall, following strict Covid procedures. If you want to know more about this group, please contact us through the dedicated email … ***broadclystangels@gmail.com***

Churchyard Maintenance

In response to community concerns over upkeep a few years ago, the church community has paid for additional professional work to bring the churchyard back to a satisfactory state.

However, in the current financial climate, the Churchyard maintenance is acknowledged to be too high so the expenditure will be reduced over winter. In the spring, community volunteers will be welcomed by the general community to contribute towards ongoing maintenance next year.

Become a Friend of Broadclyst Youth Club

Broadclyst Parish Council has launched, The Friends of Broadclyst Youth Club, a simple idea to gather the community around the club and support it.

Young people have endured a turbulent, stressful year and The Friends would like to organise special one-off events for them to look forward to in next year's youth club programme.

Already the Broadclyst Social Club has kindly offered to host the youth club for a couple of skittles nights while those fun loving folk at Broadclyst Theatre Group will run drama workshops and Broadclyst based business, Choccie Bar, will host a chocolate making evening.

Another local business, UX2 , run by serving and former Army guys, have offered to hold military inspired workshops and events at their Escot base camp.

"We are so grateful for these offers of help and would love more please from the local community," said Liz Straw, parish councillor and founder of The Friends. "We're also talking to Exeter City Football Club about the possibility of bringing its Premier League Kicks initiative to the village next year and a nature charity about a night hike with hot chocolate and a campfire."

Can you help with any of these projects?

Building Go Karts
Video projects, make a video of your own adverts or shoot a short film using video
Photography project

Also, here's a one-off request for a regular commitment of playing football with the youth club's group of football mad lads.

The parish councils currently pay for two experienced Exeter YMCA youth workers to run (covid allowing) a weekly club at the Pavilion on Thursdays or online during lockdown.

Students from Clyst Vale Community College have been invited to join the parish council's youth committee, to give them



ownership of the club and to build positive relations between young people, the youth club, college and council. Already one student wants to join which is great news, more are welcome.

Some projects will need funding and the council will encourage young people to apply for grants from charities and trusts.

If you can help The Friends please contact Liz Straw on: ***liz.straw@broadclyst.org***

Autumn at Martinsfield

Ed Rhodes

Autumn at Martinsfield has very much been harvest season. Combining of spring planted oats at the end of August has provided the supplementary feed through the winter for sheep where they need it.



We have a group of ewes due to lamb in the early part of December who are likely to need extra energy than can come just from grass. It's also part of the staple diet for our pigs, and now that we have the extremely popular piglets this will be even more important. The chickens tend to rely on it too. Straw will be used for bedding, particularly for the cattle, so everything gets used and returned to the soil.



Heather has been busy all summer in the kitchen and this continues. Regular orders come in from Gracey Court and repeat customers, as well as those who find us on the footpath to Killerton. Exeter online farmers market has also proved popular.

The most time consuming harvest though has been the veg, which we're growing for the first time this year, and supplying to Riverford. Everything is picked by hand, and the black kale, savoys and romanesco are all finished.



Leeks will be ongoing through the winter, and we have the challenge of purple sprouting broccoli after Christmas. The romanesco has been very popular with all who have tried it, but is not an easy crop to grow. Of the first 3000 we planted we harvested no more than 50, and overall we probably lost around two thirds of the crop owing to the hot dry start to the summer.

Harvesting has been done by a team of family, local friends and neighbours,



some of whom we've only got to know as a result of the veg. It's been quite sociable, and a nice change from the relatively solitary life that farming often is.

2020 will live long in the memories of all of us, but not just for Covid.

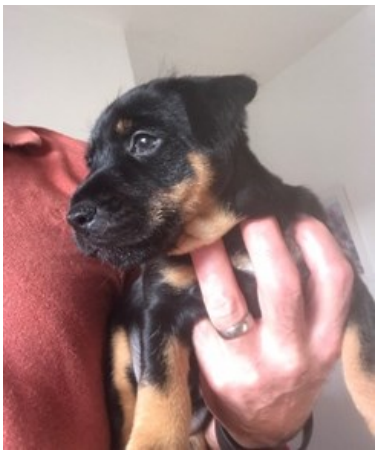
For those of us who love to follow rugby, the Chiefs' success in becoming the best side in both the premiership and Europe was tempered only by the fact we couldn't be there to see it happen live. Being season ticket holders, under normal circumstances home matches are the one time we really make an effort to get off-site.

On a personal level, it will also be the year I look back on as having to say goodbye to my faithful companion of seventeen years, Charlie.

A lovely little dog, he was half border terrier, quarter lakeland and quarter jack russell, with a fantastic temperament.

The day after I had to have him put down, I spotted an advert for a litter of puppies from a lakeland cross bitch, sired by a border terrier. Thinking this was a bit of a coincidence, we made contact, only to find that the mum was a lakeland cross jack russell!





And so he arrived, with just the decision of a name to be made. What about commemorating the Chiefs win, I thought? It was such a team performance, it didn't seem right to pick out an individual player, then I hit on it, and so we welcomed to Martinsfield, Baxter.

National Trust, Killerton

Sadly this year, owing to Covid-19, we will miss Killerton's usual amazing Christmas transformation of the house and gardens. As consolation here are three speedy but delicious Christmas recipes to try from the National Trust cookery book.

Vegetarian and alcohol-free Christmas pudding

This is a simple pudding that requires no time to mature, so it can be made as little as a week before it's required or even made on the day and served fresh.



Ingredients

Mixed dried fruits 180g
Dates,stoned and chopped 60g
Glace cherries, chopped 60g
Dried apricots, chopped 60g
Plain flour 90g
Fresh white breadcrumbs 90g
Dark soft brown sugar 60g
Vegetarian spread 60g
Carrot, grated 60g
Cooking apple, grated 60g
Walnuts, finely chopped 30g
1 Egg
Black treacle 1tbs
Mixed spice 1tsp
Grated rind and juice of a lemon
Milk

Method

Mix all the ingredients together thoroughly, adding enough milk to give a soft dropping consistency.
Grease a 1.2 litre pudding basin.
Cover with greased paper and foil, tie down securely.
Steam for 5 hours.
Either serve immediately or let it cool uncovered, wrap in clean greased paper and foil and store until required (this will require steaming for 2 hours from cold).
Owing to the lack of alcohol in this pudding, it cannot be stored long-term

Last-minute quick-mix Christmas cake

A last-minute Christmas saviour, our moist fruited cake has all the flavour, but doesn't take the traditional time, so if you're running late with your preparations, then you can whizz this up in no time



Ingredients

225g wholemeal flour
140gs oft dark sugar
140g unsalted butter – softened
175g mixed dried fruit
450g good quality mincemeat
55g walnuts – chopped
3 eggs
3 tsp baking powder
2 tsp mixed spice

Method

Pre-heat the oven to 170C/325F.
Grease and line a 20cm spring-form cake tin.
Place all the ingredients in a large bowl and mix until smooth and even.
Spoon the mixture into the tin and smooth the surface.
Cut a circle of greaseproof paper and lay over the cake. Make a small hole in the centre of the paper to allow the steam to escape.
Bake for 90-120 minutes, until the cake is firm and springy to the touch.
Allow to cool in the tin for 20 minutes then turn out onto a wire rack to cool.
If required, marzipan and ice the following day.

Shredded sprout, bacon and chestnut salad

A very quick and delicious winter salad recipe. Something different to do with sprouts, and you could also adapt the recipe for Christmas dinner leftovers.



Ingredients

600g raw sprouts, shredded
200g smoked bacon, cooked and shredded
100g chestnuts, broken into small pieces
40g dried cranberries
60g spinach

For the dressing:

1orange, juice and zest
60ml cold pressed rapeseed oil
salt and pepper to taste

Method

Place the sprouts, chestnuts and cranberries in a bowl and mix well.
Combine all the dressing ingredients together and pour over the sprout mix.
Place the spinach in your serving bowl and top with the sprout mix.
Finish with the shredded bacon and serve.



Broadclyst Twinning Association

As I sit down to write this, in ordinary times Broadclyst Twinning Association would be deep in preparations for the two-yearly visit at the end of May from our twin village, Plobannalec-Lesconil.

Several children would have swapped life in their own village for a few weeks in the twin village, where they would be attending school and getting to know how people live elsewhere. People would be planning summer visits to friends on the other side of the channel. Our French friends would be planning their crepe trip to Broadclyst Fun Day. We may be organising a trip by one of our village football teams to a tournament.

These are not ordinary times though. The visit has been postponed, Fun Day has been cancelled, all sporting events are off, and the children are being home-tutored on both sides of the Channel. We do not yet know when normal life will resume, but we are nevertheless in close contact with our twins via modern means. If anybody would like to see how beautiful our twin village is, please visit our Facebook pages and our village websites, where you see many photos and some videos of their gorgeous bit of Brittany.

We feel lucky however to have had an impromptu twinning event in February, when a group of eighteen people from Plobannalec-Lesconil came to Cardiff to see France beat Wales at rugby. They all stayed in Broadclyst for one night with people across the village, and we gave them lunch before they went home on the Sunday, having cheered for England in that afternoon's match on the TV.

We cherish that weekend as it may be a long time before we can visit each other again. We keep the communicating going and maintain the friendships, as we wait for the clarity and normal life that we know will eventually return.

Eleanor Rylance
Written at the start of Lockdown



Left: The Coiffe Bigoudène is a traditional headdress worn by Breton women and girls, its height increasing with the age of the wearer.
We were regaled by tales of cars driving along with ladies having to put their heads out of car windows: we presume they weren't driving at the time!

Little Angels
Baby and Toddler Group
For 0—4 year olds and their carers

We meet weekly (in term time)
WEDNESDAY 9.00 – 11.15am in the Broadclyst Victory Hall

During Covid restrictions we have still been meeting (either via Zoom) or in person in the hall with extra precautions in place.
Pre-booking places required
There is still free play for the little ones with dancing, story time and craft.
email: broadclystangels@gmail.com

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News from Cornerstone Academy Trust

As we write this, the UK has just begun its second lockdown, but the schools are all open and the children have adapted well to working and playing within the year group bubbles we implemented at the beginning of the new academic year.

Blended learning
The teaching of all classes continues as normally as possible within the bubbles. This has, of course, involved a massive timetable shift so that the bubbles stay together and work with each other. In addition, teachers continue to film and record all lessons so that they can be made available to any children who have missed classes.

The schools are providing digital devices and support to parents for any children having to isolate; individuals are able to attend and participate in live lessons remotely. One parent recently commented: "They had it sorted straight away. The tech all worked and the support they give parents with the tech is brilliant, with lots of training."

Known as blended learning, this approach ensures that education at all TCAT schools continues seamlessly during the pandemic and beyond.

EdTech Demonstrator programme
During the first lockdown it was announced that Broadclyst Community Primary School has been awarded EdTech Demonstrator School status by the Department for Education, one of only 20 in the country. It has now provided expert support and training to over 100 other schools, training staff and helping them to implement online learning and digital platforms

Our EdTech activity has included support for staff from a Multi Academy Trust that has 30 schools, 22 secondary and 8 primary, and over 23,000 pupils. This means that we have helped to enable many thousands of children to continue their education throughout the crisis and also given their schools education technology skills for the future.

Over the past few months, we have been offering weekly interactive workshops to support teachers in learning the basics of setting up Microsoft Teams and OneNote, and frequently have 25 teachers on a single video call. In addition, we are holding curriculum-focused webinars, showing how to teach subjects such as music and drama remotely, to ensure that the full curriculum is accessible to children during the crisis, as it is at TCAT schools.

Monkerton Community Primary School (MCPS)
The first two MCPS reception classes have had a very successful start to their school year. Beginning their education at Westclyst Community Primary School whilst the new school building is completed, the 38 children have enjoyed their dedicated classroom space and joint bubble with the Westclyst reception children.

They have been having fun in outdoor learning on Monday afternoons, taking part in activities such as apple pressing, making kites and pine-cone mice and exploring natural resources. In the school's outdoor area, the children have also been practising their balance skills on the obstacle course and have thoroughly enjoyed making potions in the water tray.



Inside the classroom, they have been exploring shape, making different shapes with geo boards. In early November, they learned about fireworks and made some of their own spectacular images in the creative area.



Children attending Monkerton, Westclyst and Broadclyst have their own minibus services to reduce traffic and avoid unnecessary gatherings of parents outside the schools at this time.

Autumn term activities
For obvious reasons, there have been far fewer extra-curricular activities for the children during the autumn term, we have still been busy:

- Year 6 at BCPS had a day trip, rather than a residential weekend, of walking and team building on Dartmoor before the second lockdown.
- Years three and four recorded their Harvest Assembly, which included song, dance and drama, and which was then streamed online to parents on 23 October.
- 60 children in Year 5 completed their Bikeability cycle training course, around the grounds of BCPS and Broadclyst village.
- During December there will be a total of nine Christmas Nativity performances, from Nursery to Year 2 at all three schools. They will all be recorded and streamed online to parents.

Sadly, owing to the restrictions, there will be no Christmas show or choir performances this year, but there will be a number of pre-recorded Christmas performances that will be streamed to parents during the last week of term.

All staff and trustees at TCAT wish you a safe and healthy Christmas season, and a much better 2021!

VIPs Christmas Tree Light-up

Nicole Walland

Following on from the success of last year's Christmas tree light up in Broadclyst, the VIPs (Villagers Improving Play) were keen to bring some Christmas sparkle back to the Parish again this year. Sadly, owing to current restrictions, we won't be able to hold an event for the light switch-on, but we are hoping to secure funding from the Parish Council to enable us to purchase enough additional lights for two trees this year instead of one.

We would also like to invite you all to make some decorations to hang on the tree(s). The more the merrier! Please just ensure they are waterproof. The current plan is to light up and decorate the same tree as last year (situated opposite the doctors' surgery, behind the Victory Hall), and if all goes to plan, the one alongside it too. Once we have final details, we will circulate via Facebook and posters to confirm the date for hanging any decorations. In addition to this, we would also like to encourage as many households in the Parish as possible to switch their own Christmas lights on, or add decorations to windows, and join us in lighting up Broadclyst in one big festive illumination!

Much like the rainbows many of us displayed in windows as a symbol of hope during the summer, we thought this might be a nice way to bring us all together, and celebrate our wonderful community, at a time when we can't gather in person.

Thank you to all those who have been in touch about VIP events. We have missed seeing you all at our regular village gatherings and fundraisers this year. We hope that all being well, we will see you back at all of our usual annual events next year, including the ever popular Easter egg hunt and scarecrow trail.



Please keep an eye on the Broadclyst VIPs Facebook page for details of any upcoming events, including confirmation of when the tree lights will be going on, and when to have your decorations ready to hang!

Very warm wishes to you all from the Broadclyst VIPs for a safe and happy Christmas and a healthy New Year, and we look forward to seeing you in 2021.



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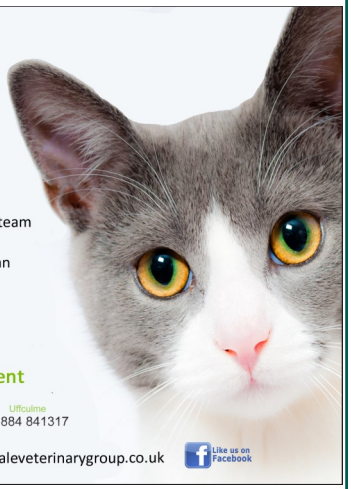
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Westwood's Hospiscare Coffee Morning

As you know, I normally hold my coffee morning in aid of Hospiscare on the first weekend in September but owing to Covid-19 this year's coffee morning went digital and moved to everyone's house instead, set up by my good friend and IT whizz, Richard Burrell.

Over the past four years we have raised a fantastic £4129.77.

As I send this to you, this year's total currently stands at a truly amazing amount of £2157 and that is without the gift aid amount and another £55 to be added. The target was set at £1250, which I felt realistically was unlikely to be achieved, but I can honestly say I have been blown away by people's generosity, which is very heart-warming indeed.

Hospiscare

All being well, we can hopefully resume the normal coffee morning for real next year, an event that has become part of the local Westwood calendar.

It only leaves me to say a huge, huge THANK YOU to everyone who has supported this, from Denise and Julian who started it off with the sale of logs, to those who sold jam and apples, for kind donations and to Rich for setting up the page initially. Hospiscare and I cannot thank you enough.

Take care, stay safe out there and look after each other,

Lorraine,
Westwood.

Woodland Road Traffic Nuisance

PEACE AT LAST! There I am, sitting in my garden with a well-earned cup of tea when down Woodland Road races Broadclyst's answer to Lewis Hamilton. Except that he's not a winner.

You can hear the car revving up hundreds of metres away and the driver seems unaware that his behaviour is anti-social, dangerous, selfish, not to mention illegal. The car accelerates up to the end of the road, certainly in breach of the speed limit and with apparently no knowledge of how a car should be treated. The car has often been altered so that the exhaust makes more noise and the suspension is lowered. How on earth did it pass its MoT test?



The driver appears to be an idiot with little imagination of the consequences - what news bulletins call "life changing injuries", not only for the driver, but for any unfortunate child, pedestrian or other road user. The sad thing is that this is not just one car and one driver but several people, who are oblivious to the responsibilities of having a driving licence. Driving is a privilege, not a right.

So perhaps we can assume that these drivers are really highly intelligent people who have not yet quite mastered the rules of this particular road? And that, having read this piece, hope they will drive more appropriately?

Broadclyst W.I

The Broadclyst WI is celebrating it's 10th birthday. Formed in October 2010 the group has grown and developed over the years and loves to welcome newcomers of all ages and interests. Our banner, which has been displayed by the Post Office, shows some of the activities we have tried. As well as monthly meetings (sadly the last one was in February) we have had guided tours of the Community Farm and Killerton Gardens, indulged in Yarn Bombing, decorated a Christmas Tree in Killerton Chapel for several years and joined in a variety of county and national WI events.

We look forward to being able to resume our regular meetings, usually held at The Clyst Centre, every month on the 4th Thursday evening. Please contact Chrissie, tel: 07837 610249 if you are interested in joining us.



Jean Govier

The Antique Village, Hele

An Antiques Destination

Everyone knew and missed Fagins, the antique store which stood for many years on the site of the old Whiteways cider factory beside the B3181 at Hele and closed in April, last year, so were delighted when it reopened late last year as The Antique Village.





The new owner, Clive Down, has fulfilled his long-held dream of an "antiques destination", a multi-dealer antiques centre, with well over twenty-five dealers, each with their own sections, and a waiting list for when more space becomes available.

He is also very keen to promote artisan crafts and trades, and some of the workshops are let and used by local restorers, craftsmen and artists. A local Architectural Salvage dealer has his own area, as well as a local Plantsman selling locally grown shrubs and perennial plants. Another facet of trade on the four-acre site, the biggest in the South-West, is the Auction House, Auction Antiques.

A very welcome addition to the complex is the Dovetail Café, situated at the newly created entrance, which opened last December and which has been a great success. Specialty coffee from Wellington, a selection of teas and cold drinks (including a locally produced apple juice) and tasty cakes, cookies and paninis are on the menu, with gluten-free, nut-free and vegan options always available. It is a comfortable, cosy café, the inside being constructed from reclaimed materials found on the site, and a door leading out to a covered outside eating area.

The Antiques Village would like to welcome you as a new visitor and when you fancy sampling the menu in the Dovetail Café and show your copy of this Broadsheet, Clive would be delighted to offer two hot drinks for the cost of one.

The Antique Village, The Old Whiteways Cider Factory, Hele, EX5 4PW opens Monday to Saturday from 10.00 a.m. to 4.00 p.m. For any queries speak to **Elaine** on **02071833511** or email ***Info@TheAntiqueVillage.co.uk***









Get ready for your first look at the Broadclyst Neighbourhood Plan

Neighbourhood plans give us (the residents of Broadclyst Parish) the direct power to:

Develop a shared vision for our neighbourhood

Allocate sites that are in the right location and allow the kind of development that we want

Protect and enhance areas of the Parish that we feel are important to us

Set standards for development and growth

The process started five years ago with a request for volunteers. Working in combination, the volunteers and Parish Councillors produced a survey to understand the future housing needs of people living in our Parish. We then worked with landowners to discover the land they had which they thought was suitable for development, and looked at the type of development that might work on those sites. We then shared the sites with everyone in the Parish and you gave us a lot of feedback.

Based on this feedback, the results of the housing needs survey and the countless hours of work that has been undertaken, we have now reached the point when the draft neighbourhood plan is ready for you to view and comment on. In technical terms, this is called the Reg 14 NP document.

We need to understand your views on our shared vision, the policies which we think lead to the right quality of sustainable development and the projects which will help shape our future.

Vision



The Plan demonstrates the vision of Broadclyst community to **"continue to develop and thrive, meeting the changing and diverse needs of our rapidly growing community and its responsibility to tackle national and global issues including climate change, whilst preserving and enhancing our distinctive character and landscape."**

Policies



The largest part of the plan are the policies that we have written; these will ensure that any development that takes place is of the right type and quality to offer long term benefits to our community.

They are used by East Devon District Council to determine whether planning applications in the Broadclyst Parish are appropriate for our area or not.

A policy lists a set of statements on what development will be or will not be supported.

The Policies are under six main headings: Community Facilities, Design and Climate Change, Economy and Employment, Housing, Infrastructure and Access, and Natural Environment.



Actions and Projects



Any issues which the community felt strongly about and had evidence to back them up were written into the Plan as Community Actions and Plans. Having these in the plan makes it easier for us to obtain future funding to help enable these projects to be delivered.

What do we need you to do?

We need your feedback! You can do this in one of two ways:

Got to the Parish Council website ***www.broadclyst.org*** and navigate to the Neighbourhood Plan area. Here you will find a draft copy of the neighbourhood plan and an online feedback form.

OR : Order a paper version of the plan via the Parish Council office –

01392 360 269

or email

janvrin@broadclyst.org

The consultation closes on 12th February 2021.















Broadclyst Environment Group

Loveliness in Lockdown

C. Startin

Whilst in our local Post Office, I saw a basket of envelopes with wildflower seeds in. They caught my eye as we have been trying, unsuccessfully to plant wildflowers in our garden in Budlake for a number of years. The seeds were complimentary, with the only ask being to post photos of them in bloom on the Broadclyst Environment Group's Facebook page.

I sowed them in a small area of our garden, close to the house little knowing that they would be our ray of sunshine throughout lockdown! They bloomed into the most beautiful array of poppies, cornflowers, daisies and many more that I don't know the name of! Every day there were new blooms and we were inundated with bees and butterflies throughout the summer. They have just been beautiful, admired by all who have seen them, and are still adding colour to our now autumnal looking garden.



Now what will Spring bring?

R. Neal



Inspired by the wildflower displays seen across Broadclyst this summer, volunteers from the Broadclyst Environment Group sowed 18m2 of wildflower seed in October, split between two sites in the village. This included the Community Garden near to the Spice and Stone and the small triangle of grass behind the charity shop. Now to look forward to some additional colour in these spaces in the spring! Big thanks to Rob Neal, Carly Benefer and Ben Evans (pictured left to right), and Todd Gifford (loan of the mower!) for helping with the ground preparation and sowing and to Philip Stuckey (Lead Ranger, National Trust) for permission to sow the seed on their land.

During October the Environment group has also distributed more free packs of wildflower seeds via the village stores and 170m^2 of free seeds to 30 people living in Westclyst, Budlake, Broadclyst Station, and Broadclyst.

Thank you We would like to thank Jessica Liebig for batching up the free 1m^2 seed packs, the Village Stores for their support in distributing them (now all gone) and the Parish Council for the amazing blooms of wildflowers that they created at Town End, Maple Road, the B3181 near the Red Lion and as you come into Dog Village.

Broadclyst Environment Group We formed in January and as well as enjoying promoting the growing of wildflowers we have also loaned out our litter picking kit to support the fight against litter in our community. We have 290 members on our facebook group, where we share information and promote activities and are now meeting by MS teams.

If you have any ideas for improving our environment and are interested in getting involved by taking some action then please email: ***broadclystenvgrp@gmail.com*** or join our facebook group.

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Out and about in Broadclyst with 'Routes For Roots'

Getting out for a walk can be a feel-good activity for all ages.

'Routes For Roots' is an exciting new project that is all about "getting people out there" to explore the historic routeways, the lanes and paths of the Clyst Valley.

We are encouraging more people of all ages and abilities from all communities within this beautiful part of East Devon discover the health and wellbeing benefits of engaging with nature and their heritage. At the same time we will be undertaking activities with volunteers to enhance existing routes, for example with path maintenance and tree planting, and we will be creating new routes to improve access to the countryside. These are the next steps towards a 25-year vision for a Clyst Valley Regional Park.

We are pleased to be able to share with you a "do-it-yourself" guided walk in Broadclyst that you can follow and enjoy yourself.

Our first walk from the centre of Broadclyst is a varied, easy walk, suitable for beginners. It is only 2km or 1.3 miles in length, and mostly level with one gentle hill. There are no stiles to negotiate. Some areas may be muddy so stout footwear is advised!

Despite the short length of the walk, there is much to see, with points of historical and archaeological interest, and wildlife and nature spotting opportunities along the way.

There is a video guide to the walk available as well as a downloadable illustrated walk guide with a map and activities for kids online here:

https://eastdevon.gov.uk/countryside/clyst-valley-regional-park/routes-for-roots/

We really hope that you enjoy this walk!

Jon Freeman. Project Officer: 'Routes For Roots'.

You can follow the Routes For Roots project on Facebook, Twitter and Instagram, ***@clystvalleypark*** . You can become a friend of the Clyst Valley Park and sign



up to receive an email newsletter to keep you updated on new walks and events at **https://clystvalleypark.org.uk/friend.htm**

Routes For Roots is made possible by the support of East Devon District Council, The National Lottery Heritage Fund, Livewest Homes, National Trust Killerton, Devon Country Council, Active Devon, Move More Cranbrook & Sport England.





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At the Council Table



Covid continues to affect us, including our meetings, which have to be video, and the financial impact of Covid continues to create demand for the Food Bank service, detailed elsewhere on pages 3-4. I am sure all the councillors would support me in using this page to thank the Food Bank volunteers, led by Angie.

Also on the subject of Covid, our Clerk has provided a swift and professional response and guidance on decisions such as use of the changing rooms at the sports pavilion.

Meanwhile the Council continues to soldier on with its perennial duties and commitments. We are somewhat divided about the Neighbourhood Plan. Over the years it has cost quite a lot of money, mostly officer time, and some Parish Councillors would have liked to call a halt on any more expenditure. The majority view of the Council was that we should push on, and get it finished! Please take part in the consultation described on pages14-15.

With attention fixed on Covid and it's economic impact, it's sometimes difficult to think about other local issues, which may be very important in future. However, I would like to highlight some issues on the horizon and give my opinion.

Firstly, the site proposed for a motorway service station between Broadclyst and Poltimore, at over one hundred acres, is too big.

Secondly, the proposal to heat the homes at Westclyst and Tithebarn on the heat network with heat from a proposed incinerator at Clyst St Mary seems to allow for the incinerator to burn mostly plastic, which is just burning fossil fuels at one remove, and would be unacceptable.

Thirdly, with three Anaerobic Digesters within 10 km, we have lost the original concept of using waste to make gas and electricity, and we are growing vast quantities of maize and wheat to feed these subsidised monsters, causing road haulage emissions, soil erosion, loss of soil carbon, and there is no evidence of a net benefit for climate.

Fourthly, the proposal to turn Exeter Airport into a "freeport" risks creating a high carbon tax haven. All four of these issues highlight that we have tough decisions ahead to reduce our contribution to global warming!

Cllr. Henry Gent



Polite Request

PLEASE DO NOT DISCARD USED FACE MASKS AS LITTER

Remember, they could well be contaminated, and someone still has to pick them up!
Place in a convenient litter bin, or better still, take them home and place in your own dustbin.

BROADCLYST POST OFFICE and VILLAGE STORES



Your Own Local Convenience Store!

HOURS OF OPENING

	VILLAGE STORES	POST OFFICE
Monday/Friday	7.30am - 7.00pm	9.00am - 5.30am
Saturday	8.00am - 5.00pm	9.00am - 12.30pm
Sunday	8.00am - 2.00pm	CLOSED

Broadview Community Centre

EX5 3HA

Coffee Mornings

Open every Monday 10.00 am till 12.00 noon
All welcome for a cup of coffee and a biscuit
£1.00, free refills
Any helping hands would be great!



mrsroofbadger@yahoo.co.uk
or 07720388195



Operation Father Christmas!

We have been very humbled by the support the community has shown the Broadclyst Food Bank; from donations of foodstuffs to regular funding, local people and clubs have generously contributed over the summer/autumn. Now as we approach Christmas, there is a heart-warming story to share about the Broadclyst ghost of Christmas present(s). Are we all sitting comfortably? Then I'll begin.

It was a cold winters night with the snow piling up outside, when the sound of distant bells interrupted our reverie as we snoozed in front of the open fire… Actually, no it wasn't.

Strike that, lets get real! It was a wet and miserable afternoon as I was struggling to remove copious amounts of dog hair from the rug, when I received a What's App message from Nathaniel Vanstone that started "Ange, I've been thinking…"

Always a dangerous thing for a bloke to do, I read on with some trepidation: "is there any way I can set up a Christmas present donation thingy so that people on the food bank don't have the additional worry about the cost of buying presents this Christmas?"

Within 48 hours, an Amazon wish list was up and running, with a selection of gifts available for children between three months and sixteen years, with Nat taking on the responsibility for wrapping (what could possibly go wrong).

I know Nat in his capacity as coach for the Exeter Saracens Girls U15 Rugby squad, where he gives 3-4 hours of his time each week during the rugby season to the Club. What I didn't realise is what a genuinely nice guy he is and would like to say a huge thank you to him and his team of 'wrappers', including wife Bex and friends Linda and Nigel Burrows for making this happen!



At the time of writing, over forty gifts have been purchased, a gesture that brings lumps to throats and tears to eyes when we reflect on the difference the generosity and kindness of the Broadclyst community is going to make this Christmas.



Broadclyst Fun Day

Broadclyst Fun Day is an annual not-for-profit community event organised by Broadclyst Parish Council supported by the National Trust. As with other outdoor events, the Fun Day was not able to take place in 2020. The dulcet tones of Pete Newman did not echo around the village; neither did the sound of laughter as people of all ages came together to enjoy this annual community event.

The Fun Day offers community groups the opportunity to promote their work and attract new members, as well as benefitting from a share of the 'pot' into which takings from commercial pitch fees, dog show takings and raffle monies are paid. The Parish Council precepted £2,500 in its 2020/21 budget for overheads and at its meeting on 2nd November 2020 resolved to divide that money between Parish-based groups who would have attended and benefitted from the 'pot' if the event had gone ahead.

Beneficiaries from this £2,500 are: 1st Broadclyst Guides and Brownies; 1st Pinhoe Scouts; Broadclyst Bowls, Broadclyst Church (café); Broadclyst Gardening Club; Broadclyst Football Club; Broadclyst Theatre Group; Broadclyst Toddlers; Broadclyst Twinning Association; Broadclyst VIP's; Broadclyst WI; Clyst Caring and Tornadoes Netball.

We are very grateful to Broadclyst Football Club and Broadclyst Twinning Association for donating their respective share of the pot to the Broadclyst Food Bank.

We hope you enjoy these pictures from earlier years and we hope that the Fun Day will be back in 2021. We will be watching the Covid-19 stats and legislation closely as we enter the New Year. Owing to the amount of planning and need to get early commitment from stallholders, caterers etc, we will need to make the decision by 31st January 2021 if we go ahead with event planning with fingers crossed...







Broadclyst Leisure Centre

- The Sports hall may be hired for kids parties on a Saturday and Sunday afternoon
- Badminton courts available to hire
- Floodlit Tennis (Summer) and Netball Courts (All Year Round) to hire

*Please contact **01392 464676** for further details*



Monday

Reboot Junior Skate Club	6.00-7.00 pm

Tuesday

Devon Racqueteers Badminton	7.00 - 10.00 p.m.

Wednesday

Tae Kwondo	6.00 - 8.00 p.m.
Casual Trampolining	5.30 - 6.30 p.m.
Must book	6.30 - 7.30 p.m.
Beforehand	7.30 - 8.30 p.m.

Friday

Football Skills 5-11yrs	5.00 - 6.00 p.m.
Reboot Roller Discos	8.00 - 9.00 p.m.

Saturday

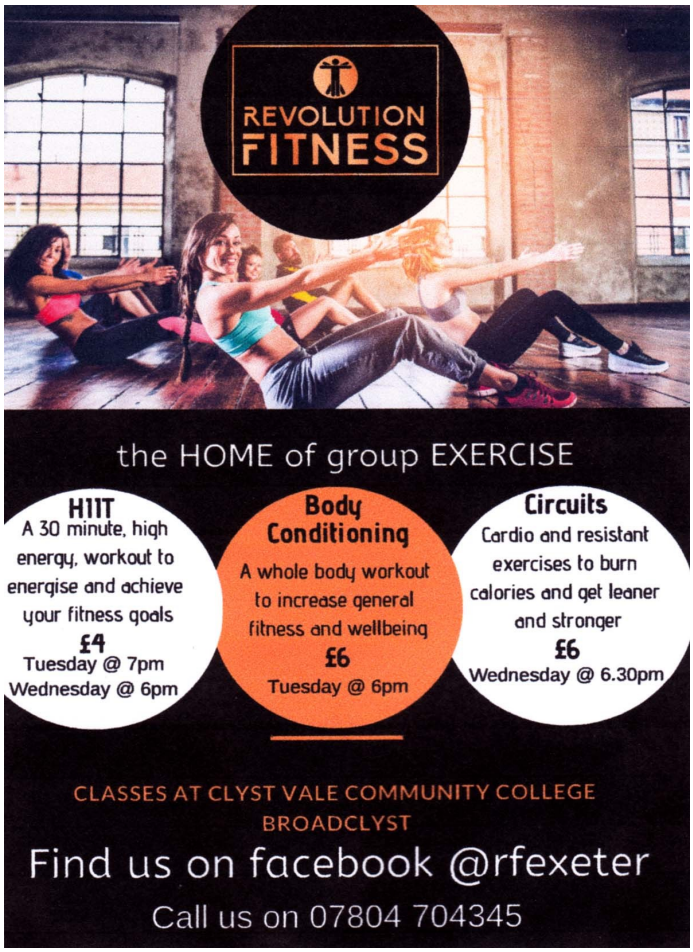
Mini Tennis	9.00-10.30 a.m.
Junior Tennis	10.45-11.45 a.m.
Junior Badminton	10.30-1.00 p.m.
Junior Judo	9.15-10.15 a.m.
Reboot Junior Skate Club	1.00-2.00 pm
Trampolining 6+	1.15-2.15 p.m.
Trampolining 6+	2.15-3.15 p.m.
Adult Basketball	5.30-7.00 p.m.

Sunday

Archery	10.00 a.m.-12 noon

Five-a-Side Leagues **Thursday, Friday, Sunday**





No More Dog Mess on Children's Playing Field

Broadclyst Parish Council is acting decisively to help keep children safe from a long running significant public health threat, dog mess on the village playing field.

In October, a campaign was started, with a positive message - No More Dog Mess on Our Children's Playing Field. It's not catchy but hopefully gets the message across that the village wants a clean, safe environment for children and sports people.

The majority of dog owners clean up after their pets but we want to encourage those who don't to start – a minority of dog owners are spoiling it for the majority.

Every week hundreds of children play, not only on the football pitch, but on the outdoor gym and the play equipment. All of these areas are currently being used as a dog toilet. Don't forget the primary school regularly uses this field for sports classes.

Dog mess is now being identified with brightly coloured circles highlighting the problem. During the first week there were 25 circles, volunteers are monitoring the dog mess and will continue to spray circles.

The positive campaign continues with posters, stickers, pavement stencils, large signs, lollipop sticks with Pick It Up messages – all designed to encourage responsible dog ownership.

A meeting with Kaz Arnett, EDDC environmental health, was very helpful and we will now be regularly monitoring the pavilions CCTV to report any suspects to the authorities, taking a particular interest in recording the breed of dog/ colour/size. Each dog has its own distinctive poo so that helps too!

If local dog owners know who the repeat offenders are or where they live the district council will write to that address asking for co-operation. We already have one possible address.

Please contact ***environmentalhealth@eastdevon.gov.uk or www.eastdevon.gov.uk*** if you can identify anyone not picking up or if you are affected by an incident caused by a dog off the lead.

The next stage will be to enforce the 2017 Anti-Social Behaviour Order, passed by the District Council, requiring dogs be kept on leads on the Broadclyst playing field. This Order will be implemented sometime next year, with a publicity campaign starting in January asking owners to keep their dogs on leads on Broadclyst playing field.

We will also continue message of picking up dog mess and failure to do so resulting in £80 fines. To reinforce our health message we will occasionally cordon off the football pitch with poles, ropes and "No Dogs Allowed – Children's Play Area" signs.

We very much hope that we can encourage everyone to behave responsibly and children and young people can enjoy a safe, happy, healthy dog mess free playing field in 2021.



Cctv watch



Kaz Arnett from EDDC Environmental Health

BROADCLYST PAVILIONS

Holly Close, Broadclyst. EX5 3JB



Available to hire, the Pavilions is the ideal venue for children's parties and family celebrations. It has a quiet meeting room for Committee meetings and training days. The Pavilions offers excellent sporting facilities including football, tennis and an outdoor bowls green.

It enjoys its own car park and secure outside lawn area, has kitchen facilities, toilets and showers, full disabled facilities and access – no steps! The Pavilions is adjacent to 2 excellent play areas, a full size sports pitch and outdoor gym.

Broadclyst Parish Council

Competitive rates, group and community rate. Regular and occasional bookings welcome.

Bookings & enquiries: Helen 07925 181720 email: broadclystpavilions@hotmail.co.uk



Village Clubs and Societies

Broadclyst Brownies and Guides
Hazel (Brown Owl)
07779 038637

Broadclyst Local History Society
John Jones
01392 464577

Broadclyst and Killerton Tennis Club
Margaret Simmons
01392 461050

Broadclyst Bowling Club
Tony Rusbridge (Captain)
07891 429419
broadclystbowlingclub@yahoo.com

Broadclyst Short Mat Bowls Club
Colin Jackson
01392 469409

Tornados Netball Club
Vicky 07956042247
tornadosnetballclub@hotmail.com

Devon Racqueteers Badminton
01392 464676

Broadclyst Community Farm
Jon Smye
07976 536996

Broadclyst Youth Club with YMCA
Angie Hurren
07532 286713

Broadclyst Gardening Club
Chrissie Sweetland
07837 610249

Broadclyst W.I.
Chrissie Sweetland
07837 610249

Cantilena Chamber Choir
Pauline Edwards
01392 461534

Ladies Craft Group
Jean
c/o Clerk 07532 286713

Five-a-Side Football
01392 464676

Soccer Stars Football
01392 464676

Broadclyst Art Society
Denise Proudfoot
01404 822642

Broadclyst Rainbows
Holly Lomax (Bee)
broadclyst rainbows@gmail.com

Toddler Group
TingTing
tingtingbang@gmail.com

Broadclyst Archery Club
01392 464676

Broadclyst Cricket Club
Contact
www.broadclystcc.co.uk

Short Tennis and Badminton for Children
01392 464676

Broadclyst Allotment Association
broadclystallotmentassociation@gmail.com

Broadclyst Twinning Association
eleanor.rylance@gmail.com

Broadclyst Traffic Group
Cllr. Henry Gent
henry.gent@broadclyst.org

Broadclyst Bell Ringers
James Kirkaldy
broadclystbells@gmail.com

Broadclyst Theatre Group
Katie Jones
katiejonesiphone@gmail.com

Broadclyst V.I.P's
Nicole Walland
Broadclystvips@outlook.com

Clyst Vale Library

Opening Times

Monday	**3.30 pm - 5.30 pm**
Tuesday	**CLOSED**
Wednesday	**3.30pm - 5.30 pm**
Thursday	**4.00 pm - 6.00 pm**
Friday	**CLOSED**
Saturday	**CLOSED**

clystvale.library@librariesunlimited.org.uk
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Clyst Vale Community College
(Next to main Reception)

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Monday, Wednesday, Thursday, Friday
9:30 am - 4.00 pm
Saturday 9:30 am -12:00 pm
Donations always welcome, purchases even more so

Broadclyst Fund

Is there anybody in need in Broadclyst? The answer is probably yes, but we don't know who it is.
If you need a modest sum for a sudden emergency or know a friend or relative who does, please contact Sarah Vaughan in confidence : 01392 466808
Application forms can be found inside the church and on the Broadclyst Parish Council Website.
Several grants have been awarded during the last year.

What's on in the Parish (see www.broadclyst.org for updates)

Monday	**Broadclyst Local History Society** Broadclyst Victory Hall 2nd Monday of month	**Broadclyst Library** Clyst Vale Community College Also Wednesday and Thursday	**Broadclyst and Killerton Tennis Club** 7.00 pm Also Thursday Broadclyst playing fields	**Broadclyst Brownies followed by Guides** 5.00 - 9.00 pm Pavillions
	Reboot Junior Skate Club 6.00 -7.00 pm Broadclyst Leisure Centre Also Friday			
Tuesday	**Broadclyst Bowling Club** Bowls Green, Sports Pavillion Also Wednesday/Thursday	**Devon Racqueteers Badminton** 7.00 -10.00 pm Broadclyst Leisure Centre	**Bingo** 7.45 pm Broadclyst Victory Hall	**Tornados Netball Club 7.00- 8.00 pm** Clyst Vale Community College
	Chatterbox Broadclyst Parish Church 10.00 am 2nd/4th Tuesday of month	**Broadclyst Community Farm** Lunchtimes Also Saturday		
Wednesday	**Little Angels Baby and Toddler Group** 9.15 -11.15am Broadclyst Victory Hall	**Youth Club with YMCA** 6+ Years 7.00 - 9.00pm Term Time Sports Pavillion	**Broadclyst Short Mat Bowls Club** 7.15 -10.00pm Broadclyst Victory Hall	**Tae Kwondo** 6.00 - 8.00 pm Broadclyst Leisure Centre
	Casual Trampolining 3 sessions 5.30 - 8.30 pm Broadclyst Leisure Centre			
Thursday	**Broadclyst Community Café** 9.15am -12.30pm Green Room, Victory Hall Also Friday (term time only)	**Ladies Craft Group** 10.00 am Sports Pavillion	**Broadclyst WI** Clyst Caring Day Centre 4th Thursday of month	**Broadclyst GardeningClub** 7.30-9.30 pm Clyst Caring Day Centre 2nd Thursday of month
	Cantilena 7.15 pm Broadclyst Victory Hall	**Five-a-Side Football Leagues** Broadclyst Leisure Centre Also Sunday	**Soccer Stars Football** Broadclyst Leisure Centre 5.00 - 6.00 pm Also Friday and Saturday	
Friday	**Toddler Group Up to 4 yrs** 10.00 -11.30 am Sports Pavillion	**Broadclyst Rainbows** 5.00 - 6.00 pm	**Broadclyst Art Society** 9.30 am -12.30 pm Broadclyst Victory Hall	**Football Skills 5-11 yrs** 5.00 - 6.00 pm Broadclyst Leisure Centre
Saturday	**Clyst Caring Friends Coffee Morning** 10.00 -11.30 am Day Centre 1st Saturday of month	**Killerton Farmers and Local Produce Market** 10.00 am -1.30pm 3rd Saturday Killerton House	**Mini Tennis followed by Junior Tennis** 9.00 -11.45 am Broadclyst Leisure Centre	**Short Tennis and Badminton for Children** 10.30 am -1.00 pm Broadclyst Leisure Centre
	Junior Judo 9.15 - 10.15 pm Broadclyst Leisure Centre	**Reboot Junior Skate Club** 1.00 - 2.00 pm Broadclyst Leisure Centre	**Trampolining 6+** 2 sessions 1.15 - 3.15 pm Broadclyst Leisure Centre	**Adult Basketball** 5.30 - 7.00 pm Broadclyst Leisure Centre
Sunday	**Broadclyst Cricket Club** Killerton House Every Summer Sunday	**Archery** 10.00 am - 12 noon Broadclyst Leisure Centre		

Broadclyst Toddler Group

Broadclyst Toddler Group meets every term-time Friday between 10 and 11.30am, at the Pavilions, Broadclyst. We offer a place to play, relax and have a good old sing-song, and that's just for the adults! 0-3 year olds can come along and get creative, meet new friends and find fun things to do. We organise visits and trips out and seasonal activities. The sessions run on a drop-in basis, no need to book. Costing £2 per child, this includes all craft and cooking materials, toddler snack/drink and nice cuppa for the grown-ups. Contact TingTing at: tingtingbang@hotmail.com

Useful Telephone Numbers and Contacts

Devon County Council	0345 1551004
East Devon District Council	01395 516551
EDDC out-of-hours emergencies	01395 516854
Exeter City Council	01392 277888
R.D. and E. Hospital	01392 411611
Medical Non-Emergency (NHS Direct inc Dentist)	111
Police Non-Emergency	101
Crimestoppers	0800 555111
SWWA	0800 1691144
Western Power	0800 365900
Gas Emergency	0800 111999
EON Heat	0345 302 4312
See the Light	0845 051 1668
Exeter Bus Station	01392 427711
Exeter Airport	01392 367433
Pinhoe Surgery	01392 469666
Pinhoe Surgery Appointments	01392 469668
Clyst Caring Friends (Ann Unwin)	01392 464940
Age U.K.	01392 202092
Citizens Advice Bureau	0844 4994101
East Devon Citizens Advice Bureau or www.adviceeastdevon.org.uk	03444 111444

Shelter (Advice regarding homelessness	0808 8004444
Samaritans UK (free for landline and mobile)	116123
Jobcentre Plus Helpline	0845 6043719
Environment Agency Flood Line	0845 9881188
The Farming Community Network	03000 111999
Clyst Vale Community College	01392 461407
Broadclyst Community Primary School	01392 461288
Westclyst Community Primary School	01392 304040
St. Martins School, Cranbrook	01404 515409
Cranbrook Education Campus	01404 823293
Broadclyst Pavilions Helen	07925 181720
Broadclyst Sports Centre	01392 464676
Younghayes Centre (Bookings)	01404 41719
Victory Hall (Bookings)	01392 467161
Clyst Mission Community	01392 466257

Killerton Estate Yard
Initial contact for repairs and maintenance :

David Castle, Clerk of Works 01392 883178
david.castle@nationaltrust.org.uk
Linda Adams, Business Support 01392 883126
linda.adams@nationaltrust.org.uk

Copies of Parish Council Agendas and Minutes

The minutes of all parish council meetings are always put on our website. Copies of these and/or any agenda can be emailed or posted. Please telephone or email the parish clerk for particular copies you want, or request to be added to our emailing list for all agendas and minutes sent out monthly. Details of all planning applications are also available on the website.

The Broadsheet is produced by Broadclyst Parish Council (www.broadclyst.org). Printing is carried out locally with costs being supported through advertising revenue.

Editors: Judith Ferrier, Angie Hurren, Henry Gent

Contact: Broadclyst Parish Clerk, Angie Hurren, clerk@broadclyst.org

Advertising and copy: Broadclyst Parish Council, office@broadclyst.org

Volunteering: We produce this in our own time - for free! If you can help in any way - from writing articles or delivering - please contact us.

This issue of the Broadsheet was printed at a competitive price for the community by

brightsea PRINT GROUP

Unit 3, Fair Oak Close, Exeter Airport EX5 2UL 01392 360616

Articles for the Spring 2021 issue of the Broadsheet must be received no later than
31st January 2021
Contributors are respectfully asked to check factual accuracy of articles and advertisements before submitting as Broadsheet Editors are unable to accept responsibility for such errors once items are received for publication.

M. Sillifant & Sons
Independent Family Funeral Directors
19-20 Holloway Street, Exeter. EX2 4JD 01392-272688



Appendix Q2: Social media posts on the Broadclyst NP:

Social Media Campaign Posts.

Posts were to not only used to raise awareness that the Broadclyst NP was out to consultation, but the posts were deliberately designed to:

- Educate parishioners as to what a Neighbourhood Plan is.
- Show the content areas/ chapters in the Plan.
- Cover details on how and where to find NP information on the PC website
- Encourage community to feedback and use links to online consultation
- Provide a countdown to the closing date details.
- Used Covid 19 lockdown lifestyles to engage the community
- Say thank you when consultation closed.



Broadclyst Parish Council
14 January at 09:00 ·

Natural environment 1
Exercise once a day is allowed and encouraged during Lockdown.
How many of you see this landmark on your daily walk or cycle?
Please tell us which landmarks in the Parish are part of your daily exercise.
In the Broadclyst Neighbourhood Plan there is a whole chapter dedicated to the Natural Environment, in it are 7 policies trying to improve, extend and preserve the Natural Environment of the Parish.
We need to know if you agree with the policies?
We need to know if we have missed something out?
To access documents and to provide feedback please go to:
https://www.broadclyst.org/neighbo.../community-consultation



Broadclyst Parish Council
3h ·

Which woods in the Parish do you visit and walk in?
8 wooded areas are protected in the Broadclyst Neighbourhood Plan.
These are in Policy NE1, NE2, NE6 on pages 118 -121 in the Full NP Document or pages 35,36, 39 in the Summary Document
To see which woods are included and to give feedback go to:
www.broadclyst.org



Broadclyst Parish Council
2 February at 09:00 ·

How many posters with this logo on can you spot while exercising or on essential travel trips?
There are over 80 Posters across the Parish!
The Poster provides details on how to:
• Read the Neighbourhood Plan (Full NP or Summary Document)
• Find out how the Parish will change over the next 10 years
• Provide feedback on the Plan's policies and community projects
• Access these: https://www.broadclyst.org/neighbo.../community-consultation



Broadclyst Parish Council
12 February at 08:00 ·

WHAT IS..... the Broadclyst Neighbourhood Plan Consultation Closing Date? It has been extended due to the third lockdown.
Make sure you have your say by going to the website and clicking on this link:
https://www.broadclyst.org/neighbo.../community-consultation



February was the closing date of the Broadclyst NP in the Broadsheet

February is the **actual closing date** of the Broadclyst NP, giving you;

Days left to comment on the Plan which will shape the future of your Parish.

Broadclyst Parish Council
10 February at 13:36 ·

This picture is on every page of the Broadclyst Neighbourhood Plan. It is also on the Posters that are now up across the Parish.
This image was designed and gifted to the Neighbourhood Plan by Neil Bromley a longstanding resident of the Parish who is a Heraldic Artist, Calligrapher and Medieval Illuminator.

Neil was a Parish Councillor and, on the Infrastructure and Access NP Steering Group. Being an avid cyclist, walker and countryside supporter, he was instrumental in writing policies encouraging active travel, electric travel provision, and safe travel for children walking to school. His work is embedded into the Neighbourhood Plan Policies T 1 – 5.

Do you agree with what Policies T 1 – 5 offer the Parish? (Summary Doc p29-31 Full Doc p 95 – 10). For details and to feedback go to: https://www.broadclyst.org/neighbo.../community-consultation



Broadclyst Parish Council
31 January at 08:00 ·

Site Allocation is one element of a much larger Neighbourhood Plan 'jigsaw', it is a very powerful and legislative way of ensuring you get the development you want.
Do you want the 11 sites that are allocated in the Plan?
Make sure you have your say by going to:
https://www.broadclyst.org/neighbo.../community-consultation and look at the 11 site allocation policies:

- CF1-2,
- EC1-3 EM1-2,
- H1-4



Do you know that?

There are 5…… **DAYS LEFT TO FEEDBACK** on the Broadclyst Neighbourhood Plan.

Remember not giving feedback does not mean **no development or no change** but for **no control over** development and change.

Make sure you have your say by going to the website and clicking on the icon seen below.
Or using this link https://www.broadclyst.org/neighbourhood-plan/community-consultation



Do you really know what housing the Broadclyst Neighbourhood plan is going to bring forward? Here are the facts….

100 new houses to be developed over a 10 year period
50 affordable houses
25 houses is the biggest Site.
6 sites for new houses.
25 social rented houses available for locals in perpetuity (forever).

Sites are spread out across the Parish at: Silverton Mill, Elbury, Broadclyst village, Blackhorse and Broadclyst Station
Consider this: Do you prefer this type and level of houses being provided via a NP where locals have had a say on what the sites contain



The Consultation on the Reg 14 Broadclyst Neighbourhood Plan has CLOSED
To everyone who provided feedback……..



Time is running out on the Broadclyst Neighbourhood Plan Consultation? In 3 days' time the consultation closes.

SAY nothing means nothing,

Say something and you will be heard

Click link to get involved: https://www.broadclyst.org/neighbourhood-plan/community-consultation



Appendix R1: Broadclyst Parish Post Reg 14 Neighbourhood Plan Summary Document

Our Parish
Our Plan
Our Choice

The Broadclyst Parish Neighbourhood groups worked hard to create the Plan.

Neighbourhood Planning gives communities direct power to:

- develop a shared vision for their Parish;
- allocate sites and shape development for their Parish;
- shape growth by design codes for their Parish and
- protect and enhance special places within their Parish.
- use their Plan to determine development in the Parish

VISION: The Plan demonstrates the vision of the Broadclyst community to **"continue to develop and thrive, meeting the changing and diverse needs of our rapidly growing community and its responsibility to tackle national and global issues including climate change, whilst preserving and enhancing our distinctive character and landscape."**

POLICIES: The Plan has 39 policies, and this is the biggest section of the Plan.

These are used by East Devon District Council to determine whether planning applications in the Broadclyst Parish are appropriate for the area or not.

A policy lists a set of statements on what development will be or will not be supported.

The Policies are under six main headings: Community Facilities, Design and Climate Change, Economy and Employment, Housing, Infrastructure and Access, and Natural Environment.

These are in GREEN boxes

COMMUNITY ACTIONS AND PROJECTS: In the community consultations and in the steering group sessions issues which the community felt strongly about were voiced.

A lot of these issues were not planning related so could not be included in policies.

Rather than discard these issues, they have been evidenced and included in the Plan as Community Actions and Projects.

There are 11 Community Projects and 7 Policy Projects in the NP which can access funding.

These are in BLUE boxes

This is the Reg 16 summary document the full document can be found at https://www.broadclyst.org/ or Phone PC office: 01392 360269

Community Facilities and Services Chapter

COMMUNITY FACILITIES	
Aims: • **To provide a new Community Sports Hub.** • **To maintain and improve existing community facilities.** • **To provide additional community spaces for Sports, Leisure and Recreation.**	
Objectives:	**Policy Code**
To protect and enhance existing community spaces, core current facilities and assets.	**CF2**
To provide a new Community Sports Hub.	**CF1**
To provide a new all-weather floodlit pitch.	**CF1**
To assist disabled people to access sports locally.	**CF1-2**
To increase the range of outdoor and indoor sports for the community.	**CF1-2**
Policies that will be able to use Community Infrastructure Levy Funding **Policy Project 1:** Community Infrastructure money to go towards the provision of Community Sport Hub Facility.	

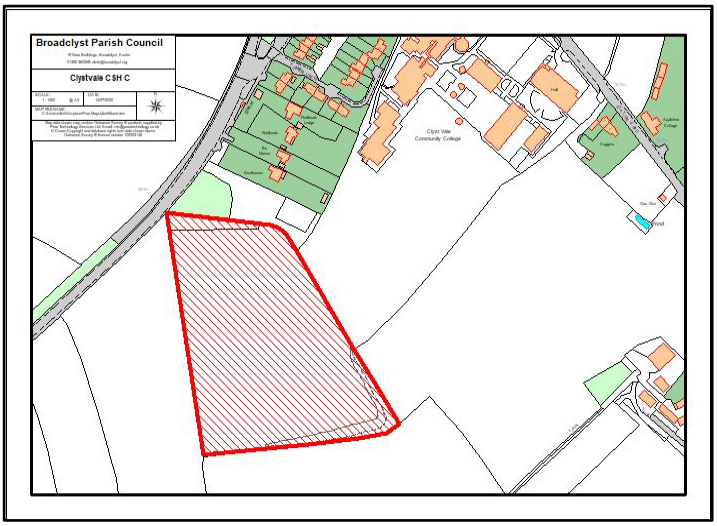


Figure 14: Land allocated in Policy CF1 is on the Clyst Vale Community College Site.

Policy CF1. Community Sports Hub

Land identified in Figure 14 is allocated for a Community Sports Hub development to include the following:

- **An all-weather floodlit pitch (minimum Size)**
- **A community building (Size)**
- **A separate secure storage building**
- **A treed car park (minimum capacity/ size)**

Proposals should meet the following site-specific requirements:

1. **Provision of an Artificial Grass Pitch (AGP) Hockey Plus surface or an equivalent surface that provides at least the same range of sporting activities. (For sports see Surface A, Fig 13)**
2. **That the highest standards of lighting required to minimise light pollution, and floodlighting times restricted to a maximum 10:00pm and for the duration of training and pitch use only.**
3. **A Car Park to include provision for movement, turning and designated parking for; coaches, minibuses, bicycles, cars and electric charging points (see Policy T3).**
4. **Car Park to include provision of trees[1] (one tree per every 8 parking spaces) to provide shade and enhance the appearance of buildings, sports pitch [2] and onsite net biodiversity gain. Planting and materials to integrate with sustainable urban drainage components.**
5. **Community building to include ancillary facilities: changing rooms, toilets, kitchen, social/ café space, storage space and rooms for meetings, fitness /training area and offices (to include Parish Council office)**
6. **Pedestrian and cycle access to include safe crossing with lights onthe B3181 and an extension of the existing pavement from Dog village and the bus stop.**
7. **Lands for the provision of a public footpath to the Broadclyst Community Farm is to be safeguarded for future access.**
8. **To enable net biodiversity gain the following landscaping provisions as seen in Fig 13, are to be delivered:**
    - **The southern hedge boundary and part of the copse are to be enhanced and protected.**
    - **A 2m new planted area along the school boundary to be provided except where access is provided.**
9. **To utilise roofs for the generation of on-site renewable energy (see Policy DC1).**

If proposals for the site identified in Policy CF1 submitted within three years from the date of Plan adoption do not meet all the required planning criteria set out above or if planning permission has been granted but development on the site has not commenced within three years of the date of Plan adoption, then a suitable reserve site able to meet the criteria set out in this policy can be developed for the use specified.

[1] https://www.tdag.org.uk/trees-in-hard-landscapes.html

[2] www.sportsengland.org.media.car-parking

Policy CF2. New and Enhanced Sport, Recreation & Community Facilities

Proposals for new, or enhanced or extended existing, indoor, or outdoor sport, recreation and/ or community facilities, will be supported where this meets a demonstrated community need.

Development proposals are subject to:

- **the proposal and all ancillary facilities such as changing rooms to be of an appropriate scale and design.**
- **minimising 'bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working to minimise noise levels and light impacts.**
- **sufficient and safe parking provision on site in line with T3.**
- **access arrangements which enable and encourage active travel for pedestrians and cyclists as well as provision of safe vehicular access.**
- **providing an overall gain of community space and /or community use/ provision.**

Design and Climate Change Chapter

DESIGN	
Aims: • **To secure high quality development which addresses the challenges of climate change.** • **To integrate the built and natural environment.** • **To protect historic structures, landscapes and buildings which determine the heritage character of settlements and landscapes within the Parish.**	
Objectives:	**Policy**
To protect our heritage assets and historic landscapes in the Parish.	**DH1**
To protect the historic character of Broadclyst Village and the Conservation Area.	**DH1-2**
To encourage regeneration of historical / heritage sites so that key features are saved.	**DH3**
To provide design codes for Broadclyst village and the small rural settlements to protect autonomy and identity.	**D1**
To ensure that design of development addresses the challenges of climate emergency.	**DC1-6**
To support development of Passivhaus Houses and energy efficient new builds.	**DC1**

To provide a design framework to Influence planning and design of new developments.	**D1**
To protect and enhance the rural character landscape of the Parish.	**D1**
To provide guidelines on the development of energy efficient buildings.	**DC1**
To support refurbishment and extension of existing buildings to be more energy efficient.	**DC2**
To provide design guidance on sustainable drainage.	**DC3**
To support development of surface water management for existing buildings.	**DC3**
To provide guidance and support for development of effective outdoor residential storage to support sustainable travel options.	**DC4**
To ensure development does not have an adverse impact on the natural environment or mitigation is provided if impact is unavoidable.	**D1**
To support provision of renewable energy generation on new and existing buildings.	**DC1-2**
To support community led renewable energy production.	**DC6**
To support district heating schemes which are utilising a minimum of 80% renewable energy sources.	**DC5**

Community Action / Projects able to use Community Infrastructure Levy and or Parish Funding

1. To review the Parish heritage assets and to apply for non-listed assets to be placed onto the EDDC Local Heritage List.
2. To monitor and review the Conservation Area and to consider the extension of this area.
3. To re-establish old, protect and create new heritage trails across the Parish.

Policies that will be able to use Community Infrastructure Levy Funding

Policy Project 2: Community Infrastructure money to go towards the historic regeneration and /or restoration of specific sites listed in Policy DH3
Policy Project 3: Community Infrastructure money to go towards the provision of Community Led Energy Generation Projects as seen in DC6

D1 High Quality Design.

New development including conversions and extensions are to be designed to a high standard and should have regard to the Broadclyst Parish Character Assessment 2018 (Appendix 7) as well as the guidelines and principles provided by EDDC Conservation Area Appraisal and East Devon Heritage Strategy.

To achieve high quality design new development proposals should be designed to:

1. **respect and or complement local character setting in relation to the height, scale, layout, orientation and spacing of buildings, and draw inspiration from the best and most locally distinctive buildings.**
2. **ensure proposals that seek to introduce innovative or non-traditional designs that can add to the local context and character will only be supported where a robust design rationale is presented, and it is demonstrated that the development would be of exceptional design quality.**

3. **recognise and reinforce local character by utilising locally sourced materials in relation to buildings and boundary treatments. The use of local stone walls or hedgerows is encouraged.**
4. **create well defined, attractive and secure streets and spaces benefiting from good levels of natural surveillance and designed for mitigating climate change.**
5. **ensure where external lighting is proposed, adverse amenity and environmental impacts are to be avoided and power sourced from renewable energy. In the rural areas of the Parish ensure light pollution does not harm the prevalence of dark skies at night.**
6. **retain mature or important trees of good arboricultural and/or amenity value, and where possible, integrate other existing green and natural features such as trees, hedgerows and grass verges into the proposal.**
7. **create attractive climate resilient planted frontages and gardens to maximise removing carbon dioxide from the air, storing carbon in the plants and soil, and releasing oxygen into the atmosphere.**
8. **ensure road safety is not compromised, in particular taking into account access points, crossing points and blind corners.**
9. **link into and enhance the existing pedestrian and cycle network and facilitate future connectivity and sustainable transport options where practical.**
10. **ensure apporopriate and safe site access in the following priority order: pedestrians, cyclists and vehicles. Ensure provision of low traffic neighbourhoods on sites providing more than 15 houses.**
11. **minimise the significant impact on the visual amenity of the local and wider setting of the surrounding built landscapes, landscape characters and streetscapes within the Parish.**
12. **ensure that development does not contribute to, or suffer from, adverse impacts arising from noise levels, light or air contamination or water pollution or mitigates any such adverse impacts.**
13. **ensure development does not give rise to or suffer unduly from 'bad neighbour' issues, to include neighbour amenity, agricultural, industrial and commercial activities.**
14. **new signage requiring permission and providing route identification should maximise clarity, legibility, amenity and use of appropriate materials.**

https://eastdevon.gov.uk/planning/planning-services/conservation-and-listed-buildings/conservation-areas/
https://eastdevon.gov.uk/planning/planning-policy/east-devon-heritage-and-local-heritage-assets/

Policy DH1. Historic Character.

History and historical development have shaped the parish we see today and has given each settlement its special and distinctive character. Any new development which will harm a heritage asset, or the setting of a heritage asset, will not be supported unless the public benefits substantially outweigh the harm.

All new development:

- **Affecting the Broadclyst Conservation Area and / or**
- **Affecting a heritage asset or its heritage landscape setting (Appendix 7)**

will be expected to conserve or enhance the positive attributes of the heritage asset.

To be supported new development should provide a detailed design and layout proposals for the site to reduce impacts on the historic environment to include features such as the:

1. **Conservation and enhancement of designated and non-designated heritage assets and their settings;**
2. **Maintaining the historic pattern of development by building in context to the historical area and /or asset;**
3. **Complementing the human scale, height and massing of the existing historic development in the immediate streetscape and in the wider setting;**
4. **Reinforcing local identity either by use of the traditional materials found in the Conservation Area and in other historical structures, or by using contemporary building materials that improve the energy efficiency or renewable energy generation capacity of the building which are sympathetic to the existing architectural style.**

DH2. Development of Existing Buildings in and adjacent to the Conservation Area

Proposals for the conversion and or extension of existing buildings within or adjacent to the Broadclyst Village Conservation Area[3] are required to ensure that design of the following:

- **Boundary treatments (appropriate materials, height and scale)**

[3] https://eastdevon.gov.uk/planning/planning-services/conservation-and-listed-buildings/conservation-areas/

- **Signage**
- **Overhead lines**
- **Infill development at appropriate scale and density**
- **Green spaces**
- **Parking**
- **Palette of materials**
- **Appropriate scale and sensitive energy efficiency measures in historic buildings will be encouraged.**

will facilitate enhancements to the fabric and setting of heritage features, and support heritage-led regeneration of key opportunity sites and do not lead to loss of character and/ or intrusion into the Conservation Area and safeguard the special characteristics of these heritage assets for the future.

DH3. Historic Restoration

Proposals for part and/ or full restoration and /or enhancements to the fabric and setting of heritage assets (archaeological or historic assets below or above ground) will be supported, where the proposal:

- **provides an assessment of the character of the site and its context,**
- **shows how the development fits in with these specific heritage characteristics,**
- **offers a specific and measurable improvement to the historical integrity of the structure and or area and or,**
- **provides a public benefit that outweighs harm to the heritage asset.**

Appropriate part or whole restoration of the following will be supported:

1. **Carrow mill on the River Clyst near Clyst Honiton. (OS: SX986939)**
2. **The medieval remains of the undercroft of the manor house in the Broadclyst Village churchyard wall.**
3. **Stocks in the Broadclyst Village churchyard.**
4. **Westwood Bus Stop.**

Policy DC1. Energy Efficient New Buildings

All new developments will be required to include a carbon reduction statement within the design and access statement.

The carbon reduction statement will demonstrate that new residential and commercial proposals are designed to meet the latest Building Regulations Part L which are expected to be updated regularly over the neighbourhood plan period as the UK continues its journey to net carbon emissions by 2050.

Should higher standards be adopted either nationally or locally proposals that ensure a "fabric first" approach to reducing carbon emissions in accordance with the energy hierarchy provided in Policy DC2 will be strongly supported.

Residential dwellings that are proposed to be certified PassivHaus standard will be strongly supported.

- **In these instances, a carbon statement will not be required, and it will be sufficient to submit the full PassivHaus Planning Package outputs required to demonstrate that the PassivHaus standard can be achieved.**
- **Prior to commencement a 'pre-construction compliance check' completed by a PassivHaus certifier will be required and secured by condition.**
- **Upon completion a Quality Approved PassivHaus certificate for each dwelling will be required.**

Policy DC2: Increasing Energy Efficiency of Existing Buildings

To adapt to and mitigate climate change, the refurbishment and extension of existing residential properties and commercial buildings to be designed to maximise its contribution to the energy efficiency of buildings and use of renewable energy sources.

Proposals are supported which contribute to energy efficiency and integrate renewable and low carbon heat and electricity production in accordance with the following energy hierarchy:

1. **<u>Minimising energy requirements</u>**

Implementation of the following highly energy-efficient designs to increase the building's resilience to climate change is supported unless causing unacceptable loss of aesthetic or conservation value.

- **The use of high quality, thermally efficient building materials,**
- **Designing buildings for efficient use of water, water management and cooling.**
- **The use of high quality ventilation, such as high levels of airtightness, triple glazing, internal and external shading, mechanical ventilation and passive cooling measures to allow the building to adapt to climate change, notably hotter summers, without increased energy demand for cooling, and to adapt to greater fluctuations in the weather.**
- **Improved insulation of the property as a whole such that energy use for space heating per unit of volume is reduced.**

2. **<u>Incorporating renewable energy generation.</u>**

One or more of the following innovative approaches which demonstrate sustainable use of resources and produce renewable energy will be encouraged until such time as it can be required by legislation:

- **Incorporation of on-site energy generation from renewable sources such as photo-voltaic and/or solar heating panels, solar shingles and PV slates;**
- **Installation of ground-source and/or air-source heating;**
- **Linking to local renewable energy district heating schemes as specified in DC5;**
- **On site batteries;**
- **Other low or zero carbon systems.**

Design considerations to reduce any adverse impacts on building aesthetics are to be incorporated such as:

1. **analysing the proportions of the building and roof surface in order to identify the best location and sizing of panels;**
2. **concealing wiring and other necessary installations;**
3. **consideration of the use of other tile or slate colours for compatibility with the solar panel materials;**
4. **introduction of proportionate contrast and boldness. For example, the use of black solar panels with black mounting systems and frames instead of blue panels.**
5. **placing panels on the ground or on outbuildings including garages.**

Policy DC3: Sustainable Drainage

All new residential and commercial developments are required to demonstrate a net reduction in surface water runoff through inclusion of sustainable water management recycling design features to minimise the impact of development upon the drainage regime of the Parish's rivers, reduce incidents of localised flooding, and to maximise water storage and controlled release.

Use of DCC[4] natural flood management and artificial drainage systems (SuDS) guidance and water recycling features are supported and encouraged such as:

- **permeable paving, driveways and parking areas;**
- **water harvesting and water storage features;**
- **green roofs;**
- **swales;**
- **soakaways;**
- **retention ponds;**
- **filter strips; and/or**
- **detention basins.**

SuDS measures should not only deliver effective water attenuation, but should also be designed to enhance the local environment and seek to provide additional benefits including:

1. **water treatment and the removal of pollutants;**
2. **infiltration and groundwater replenishment;**
3. **recreation and amenity space provision; and**
4. **biodiversity and habitat creation.**

Proposals to retrofit, convert or extend existing properties will be required to comply with the above where appropriate.

To maximise water infiltration all development proposals are required to minimise the amount of green space lost to hard surfacing.

[4] DCC :- https://www.devon.gov.uk/floodriskmanagement/natural- flood-management/

Policy DC4. Residential Storage

New residential development is required to be designed to facilitate occupants to recycle and make greater use of low carbon and active travel.

The following dedicated storage facility structures are encouraged:

- **Storage facility for waste and recycling and**
- **A secure and dry external storage to accommodate bicycles and/ or mobility aids.**

Storage facilities may be combined. Garages acceptable for parking and storage should have a minimum internal dimension of 3m x 6m per vehicle[5].

Where cycle storage is provided this must be for a minimum of 2 cycles per dwelling.

The storage must be considered as part of the initial design process for all new developments and should be designed in a manner that minimises their visual impact on the public realm and obstruction of pedestrian and vehicular access routes.

Storage design to include features such as:

1. **Storage spaces which are readily accessible at ground level.**
2. **Spaces which are fit for purpose and enable easy retrieval and manoeuvring.**
3. **The use of a materials/ palette complementary to the setting.**
4. **Storage construction as part of the property boundary.**
5. **The incorporation of green features such as a green roof, a planting structure and water storage/ harvesting.**
6. **Provision of charging point as specified in Policy T3.**

[5] ECC: Residential Design Guide SPD (2010) 6.45 https://exeter.gov.uk/planning-services/planning-policy/supplementary-planning-documents/residential-design-guide-spd/

Policy DC5: District Heating Schemes.

Across the neighbourhood plan area, including but not limited to the LDO District Heating Area (map, Figure.20) proposals for new development that meets the specification of a heating provision that produces less than 150kg of CO2 per kWh of heat will be supported. This specification could be provided by a Local District Heating Scheme and or by alternative low-carbon schemes.

Proposals from industry and businesses utilising large buildings to connect their excess energy generated by their facilities to district heating networks will also be strongly supported. Such energy recovery is supported by the DCC Waste Plan[6].

New district heating scheme proposals would have to ensure that they do not have an unacceptable impact on: the local character and setting; amenities of local residents and natural environment and its biodiversity.

Policy DC6. Community Led Renewable Energy Production

To increase the community use and production of renewable and low carbon energy, development proposals for renewable energy schemes from 1 and / or 2 below will be supported:

1. **Led and supported by communities: where the proposed development has community involvement at the heart of the project's development process. Examples include:**
   - **Proposals which are conceived in partnership between a community organisation and a developer (commercial or non-profit), or another party;**
   - **Proposals which are supported or promoted by a community at the planning or pre-planning stage.**
2. **Meets the needs of and demonstrably supported by local communities:**

   Examples of such public or community benefits include:
   - **Community ownership and control over renewable energy assets (and their energy and financial outputs);**
   - **The generation of surplus which can be spent by the local community;**
   - **Cheaper and more secure local energy supply (which could be achieved through measures such as deployment of smart energy management technologies, energy storage and through community controlled energy supply);**
   - **Benefits to the local environment which are identified and desired by the local community.**

Proposals for the following renewable energy systems will be supported:

- **Micro hydroelectricity,**

[6] https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/devon-waste-plan

- **Solar farm (small scale where the community directly benefits)**
- **Ground Source and Air Source Heating.**

To increase use and production of renewable and low carbon energy generation, development proposals for community led renewable energy production will be supported subject to the following criteria:

1. The siting and scale of the proposed development is appropriate to its setting and position in the wider landscape;

2. The proposed development does not create an unacceptable impact on the amenities of local residents (including noise, light, vibration, views and vistas, shadow flicker, water pollution, emissions) and the road network; and

3. Appropriate planting and landscaping in keeping with local landscape character is provided to mitigate landscape and visual impact, screening of the development and important wildlife habitats.

Economy and Employment Chapter

ECONOMY AND EMPLOYMENT	
Aims: • **To expand and diversify economic development and activity within the Parish.** • **To regenerate brownfield sites within the Parish.**	
Objectives:	**Policy**
To provide new businesses in suitable locations to provide local employment opportunities.	**EC1 – EC3**
To support development of new buildings to provide diversification of existing farm businesses.	**EC3** **EA1**
To support regeneration of commercial sites to a more sustainable model of mixed-use development which brings forward substantial community benefits.	**EM1** **EM2**
To develop new micro-sized businesses throughout the Parish.	**EC1 EC3 EW1 EA1**
To develop shared working space in the Parish.	**EW1**
To develop start-up business which supports local opportunities or meets local needs.	**EC1 - 3**
To expand development of tourism-based businesses.	**ET1 – ET3**
To support food and drink production businesses which link to farming heritage.	**EC1**
Policies that will be able to use Community Infrastructure Levy Funding **Policy Project 4:** Community Infrastructure money from EM2 to go towards the provision of	

infrastructure near the Site to enable Elbury Lane between the Elbury Farm site and Heath crossroads be downgraded as a quiet lane for pedestrian and cycle and access use only. Potential to for joint project work with CVRP.



Figure 26: Policy EC1: Beare Farm alongside B3181 near Beare (site for economic development in red)

Policy EC1. Regeneration of Beare Farm

Site EC1 in Figure 26 shows the area of Beare Farmhouse and outbuildings to be regenerated to provide flexible commercial space for uses such as the following:

- **Offices (Use Class B1 (a) and E (g) (i))**
- **Food and/ or drink production (Use Class E(g)ii),**
- **Small light industrial workshops (Use Class E(g)iii).**

Proposals for Class B2 and B8 uses will not be supported.

Development and conversion of Beare Farm buildings will be permitted subject to the following site specific requirements:

1. **Conversion of listed house and outbuildings to be developed in line with policy DH3, and new development to be in line with policy DH1.**

2. **Sufficient parking provision within the site to ensure:**
    - **there is no detrimental impact to the effective functioning of businesses on site,**
    - **that sustainable modes of active travel are provided for,**
    - **safe access on /off the B3181 and onto the pavement that leads to the Beare bus stop.**



Figure 27: Policy EC2: Crannaford site close to the Waterloo Train Line. (economic development area in red)

Policy EC2. Regeneration of Crannaford Site

Figure 27 shows the area of Crannaford to be regenerated through refurbishment and selective development to provide flexible commercial space for the following uses:

- **Light industrial (Use Class E(g)iii) OR**
- **Garden centre including a café (Use Class E (a) and E (b)OR**
- **Commercial children's theme park (Use class F2(c).**

Redevelopment and any new development will be subject to the following site specific requirements:

1. **Proposals are not significantly harmful to the amenity of any existing onsite neighbouring businesses and homes.**
2. **Sufficient parking is provided on site to ensure there is no detrimental impact on the effective functioning of the businesses on the site.**
3. **The volume of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan.**
4. **Access onto and off the site to be provided by a shared use drive to accommodate all users.**
5. **Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.**
6. **Flood assessment and mitigation to be included in the Access and Design Statement.**
7. **To ensure development does not compromise the ability of the wider agricultural landholding surrounding the site historically, to be farmed in line with Killerton Estate objectives or their future equivalent.**



Figure 28: Policy EC3: Wintergarden Site on the Whimple Road close to Broadclyst Village. (economic development area in red)

Policy EC3. Regeneration of Winter Gardens Site

Figure 28 shows the area of Winter Gardens to be regenerated to provide flexible commercial space for the following uses:

- **Offices (Use Class B1 (a)**
- **Light industrial uses (Use Class E(g)iii)**

Proposals for Class B2, B8, Class F1 and F2 uses are not supported.

Redevelopment will be subject to the following site specific requirements:

1. **The redevelopment does not have an adverse impact on the character of the immediate area.**
2. **Sufficient parking is provided on site to ensure there is no detrimental impact on the effective functioning of businesses on the site.**
3. **Proposals would not significantly harm the amenity of neighbouring businesses and residents.**
4. **The volume of traffic generated by proposals can be accommodated on the local highway network without detriment to road safety.**
5. **Adequate infrastructure is provided for safe vehicular movement onto and off the local road as well as within the site.**
6. **Landscaping is provided to enhance the setting and screening of the site.**

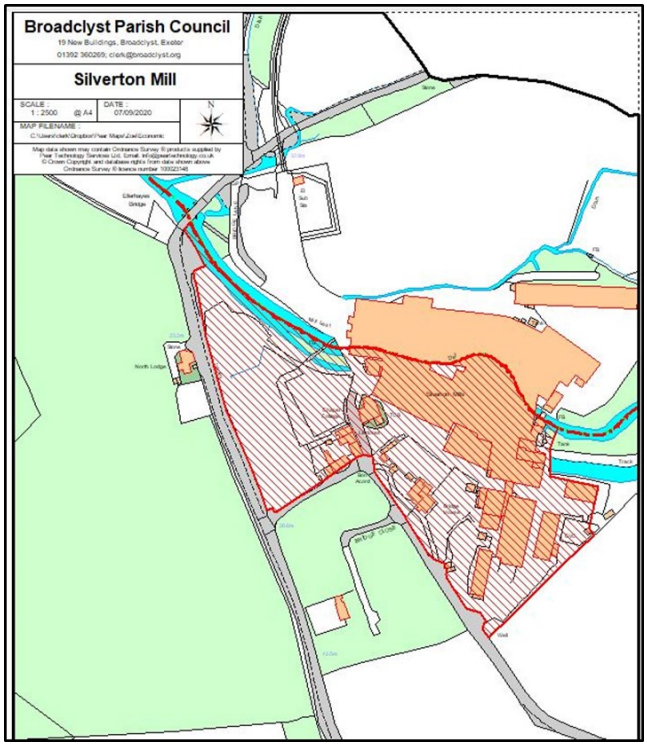


Figure 30: Policy EM1: Silverton Mill Site (development area in red).

Policy EM1. Regeneration of Silverton Mill Site

Figure 30 shows the area of Silverton Mill to be regenerated to provide a mixed use development to include the following:

- **Up to a maximum of 25 dwellings;**
- **A car park for access to Ellerhayes Bridge;**
- **Centre for water activities and recreation uses;**
- **Café and/ or retail (Use Class E (a) and (b);**
- **Visitor centre and ancillary facilities;**
- **Car parking;**
- **A total of 2000m^2 of employment space. (use Class E (g))**

Proposals for B2 and B8 use would not be supported.

Development of the site to facilitate enhancement to the fabric and setting of heritage assets to support heritage-led regeneration of key sites (policy DH1 & DH3) to ensure no significant adverse impacts to the site and the adjacent Killerton SSI.

Development of the site to consider archaeological potential as well as ecological and flood risk constraints. Assessment and provision of such features are to enable local enhancements to be secured and evidenced in the design and layout of the site.

Recognising the potential for increased traffic generation, a detailed transport assessment would be required.

Redevelopment and expansion of Silverton Mill site will be permitted subject to site specific requirements:

1. **Differing uses are distributed and located appropriately to minimise 'bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working for employment uses to minimise noise and light impacts'**
2. **To provide landscape and public realm improvements that improve arrival experience and enable this area to develop as a leisure destination.**
3. **To provide new pedestrian and cycle paths to access the site, to facilitate access from the B3181 and the public bus stop.**
4. **Sufficient and safe parking provision with sustainable transport modes prioritised by installation of bicycle parking and/ or electric bike hire provision.**



Figure 31: Policy EM2: Elbury Farm Site near Crannaford crossing (development area in red). Waterloo Railway to south of the site beside red hatched line.

Policy EM2. Regeneration of Elbury Farm

Figure 31 shows the area of Elbury Farm to be regenerated to provide a new mixed development to include the following:

1. **Up to a maximum of 10 dwellings.**
2. **Biodiversity Education Centre to include visitor reception and ancillary facilities.**
3. **Car parking for visitors and residents.**
4. **Up to a maximum of 600m^2 of business space to include Class R.**
5. **Business uses Class E(a), E(b), E(g) (i and ii)**

Proposals for Class B2 and B8 would not be supported.

Redevelopment of Elbury Farm site will be permitted subject to site specific requirements:

6. **Differing uses are distributed and located appropriately to minimise 'bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working for employment uses to minimise noise and light impacts,**
7. **Landscape and public realm improvements that improve natural amenity, in particular measures to conserve and enhance biodiversity, including rewilding of the site in line with East Devon's objectives for the Clyst Valley Regional Park to enable this area to develop as a visitor destination.**

8. **Sufficient and safe parking provision with sustainable transport modes prioritised by installation of bicycle parking and/ or electric bike hire provision.**
9. **New access onto and off the site from Crannaford Lane to be provided by a shared use drive to accommodate all users.**
10. **Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.**
11. **Elbury Lane, between the Elbury Farm site and Heath crossroads to be designated as a quiet lane as proposed in the Clyst Valley Regional Park masterplan[7] supported by infrastructure provision through CIL (Policy Project 4).**
12. **The amount of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan.**
13. **To ensure development does not compromise the ability of the wider agricultural landholding surrounding the site historically to be farmed in line with UK Government High Level Stewardship objectives or their future equivalent.**

Policy EW1. Development of Work Hubs

Development proposals for a maximum of five work hubs across the Parish which enable the start-up and growth of micro-sized enterprises through the provision of small, 'hot desk', incubator offices and work hubs will be supported.

Development proposals are required to be:

1. **a maximum of two storeys,**
2. **a maximum capacity for four micro-enterprises,**
3. **a maximum size of 400sqm.**

Development proposals within the wider rural area will need to demonstrate that such development does not significantly impact on the landscape and heritage character and that design features ensure that the sites do not adversely impact the immediate neighbours and the wider setting.

In order to be supported proposals within the Clyst Valley Regional Park need to make a significant contribution to green infrastructure and/or Regional Park objectives and /or public benefit.

[7] https://clystvalleypark.org.uk/

Policy ET1. Development of sustainable tourism in the Parish.

Sustainable tourism ventures offering the following will be welcomed and supported in the Parish:

1. **A gateway centre to facilitate use of Ashclyst Forest for walkers, cyclists and horse riders.**
2. **A centre offering visitors insight into traditional rural crafts and skills e.g. production and history of cider making in the Parish.**
3. **A nature and environment centre covering education on biodiversity, wildlife habitats and climate change issues.**
4. **A centre providing tree based high rope and tree top experiences.**

Proposals within the wider rural area will need to demonstrate that such development proposals should not significantly impact on the landscape and heritage character and that design features (D1) ensure that the sites do not adversely impact the immediate neighbours and the wider setting.

In order to be supported proposals within the Clyst Valley Regional Park need to make a significant contribution to green infrastructure and/or Regional Park objectives and /or public benefit.

Policy ET2. Holiday Accommodation

Provision of holiday accommodation will be supported from:

1. **Conversion of existing buildings and**
2. **New builds**

A total of 20 are to be dispersed throughout the Parish in the plan period.

On any one site a maximum of six holiday accommodation units.

Proposals for Class C1 will not be supported.

Proposals will be supported where the developments are:

- **in proximity of existing buildings and or settlements,**

- **a maximum of 2 storeys,**
- **should be for holiday purpose only and not be used for residential purposes or second home ownership.**

Proposals within the wider rural area will need to demonstrate that such development proposals should not significantly impact on the landscape and heritage character and that design features (D1) ensure that the sites do not adversely impact the immediate neighbours and the wider setting.

In order to be supported proposals within the Clyst Valley Regional Park need to make a significant contribution to green infrastructure and/or Regional Park objectives and /or public benefit.

Policy ET3. Camping Sites

Development proposals for:

- **Up to 5 camping sites of which only 2 can contain up to 10 touring caravans. Sites may offer a range of styles, types and qualities of camping to include: Tents, Yurts, Shepherd Huts, Pods & Lodges.**

will be supported especially those with good access to local services and facilities and to pedestrian and cycle routes.

Development will be subject to the following:

- **Sites should be small scale and be well screened and landscaped.**
- **Sites should have appropriate and safe access onto the road network.**
- **Ancillary site facilities (retail and recreational) must be of a scale appropriate to the size of the site.**
- **Appropriate levels of parking must be provided prioritising sustainable transport modes e.g. installation of bicycle parking and /or bike hire provision.**

Proposals within the wider rural area will need to demonstrate that such development proposals should not significantly impact on the landscape and heritage character and that design features (D1) ensure that the sites do not adversely impact the immediate neighbours and the wider setting.

In order to be supported proposals within the Clyst Valley Regional Park need to make a significant contribution to green infrastructure and/or Regional Park objectives and /or public benefit.

Policy EA1. Agricultural Diversification

Conversion and new development proposals for the diversification of farms are supported if the

following site specific conditions are met:

- **Levels of local employment are maintained and / or increased.**
- **Diversification is only for proposals that would deliver an additional income stream for the established ongoing agricultural business and would not be a significant shift away from farming as the mainstay of the operation. (Exceptions are Policies EC1 and EM2).**
- **Sustainable transport is promoted, and the local road network has capacity.**
- **Development is well designed, sensitive to its surroundings and there is no significant harm upon the landscape and heritage setting.**

Housing Chapter

HOUSING	
Aims: • **To provide housing to meet local needs.** • **To increase accessibility and affordability of housing for local people.** • **To increase provision of self-build and live-work units.**	
Objectives:	**Policy**
To ensure there is a supply of affordable houses in perpetuity for local people.	**H2 - 3**
To support schemes and developments which provide a specific housing mix.	**H1-3**
To provide guidelines for houses to be built on sites not allocated in the BNP.	**H5**
To provide new residential and mixed development sites in the Parish.	**H1 – 3, EM1 – 2**
To provide a local connection housing criterion.	**H4**
To provide houses to meet local housing needs.	**H1-5**
To develop the provision of self-build properties in the Parish.	**H1, H2, H6**
To develop the provision of live-work units in the Parish.	**H7**
Policies that will be able to use Community Infrastructure Levy Funding **Policy Project 5**: Community Infrastructure money from **Site H3** to go towards the funding of a 20mph Traffic Reduction Order (TRO) on Whimple Road in close proximity to site H3.	

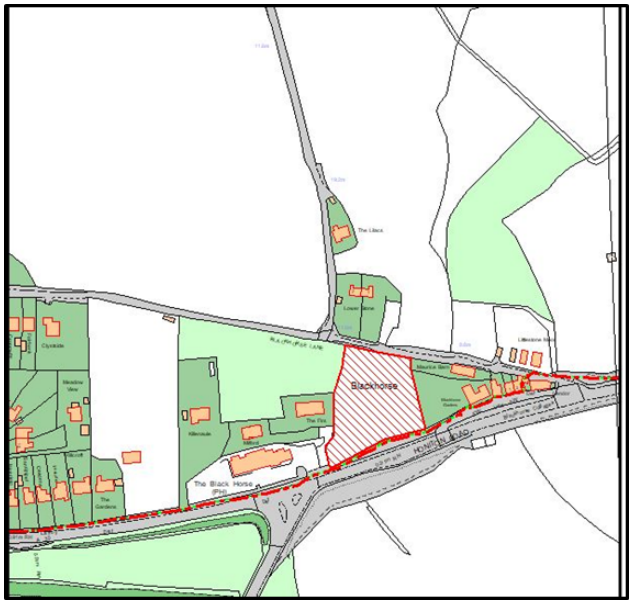


Figure 49: Blackhorse Gardens Site H1 in Blackhorse.

Policy H1 – Blackhorse gardens site allocation at Blackhorse

Land at Blackhorse Gardens identified in Figure 49 is allocated for a small scale development to include the following:

- **2 live-work units (maximum of one half storeys)**
- **2 houses (maximum 2 storeys)**

The live-work units will be required to adhere to live-work Policy H8.

Proposals should meet the following site-specific requirements:

1. **Mitigation features for residential dwellings falling within the Airport Noise Contour 57 – 60 dB are to be met in full.**
2. **Dwellings to reflect the distinctive style of buildings in the Blackhorse settlement as specified in the Broadclyst Character Assessment (Appendix 7)**
3. **A Transport Statement to provide details to ensure access has taken into consideration the following:**
   - **Blackhorse Lane as part of the commuter and leisure cycle network for cycling and walking and the Clyst Valley Regional Park (EDLP Strategy 10).**
   - **provision of safe vehicular, pedestrian and cycle access from the London Road.**
   - **inclusion that this site could provide a 5m width section for the Clyst Valley Trail route from London Road to Blackhorse Lane.**
4. **New tree planting to be incorporated into the landscaping scheme to minimise loss of a hedgerow in the provision of access from London Road.**

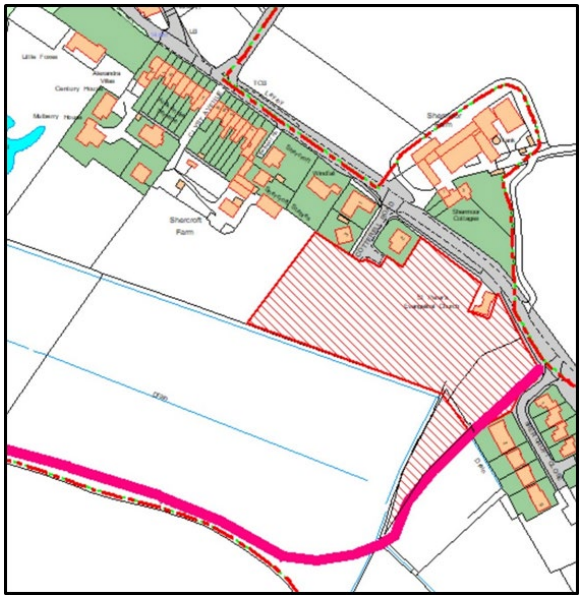


Figure 50: Clystlands Site H2 in Broadclyst Station with cyclepath shown in pink.

Policy H2: Broadclyst Station: Land between Shercroft Close and Cotterell Road,

Land at Broadclyst Station identified in Figure 50 is allocated for 24 residential dwellings to include the following:

- **12 affordable houses (providing the affordable housing breakdown in Policy H4.)**
- **5 self-build plots**
- **7 open market houses**
- **Children's play provision (LEAP – local equipped area of play)**
- **Provision of land for a 5m pedestrian and cycle lane for the Cranbrook to Exeter Cycle route.**
- **Landscaping to include a new hedgerow with trees along the Station Road boundary of the site.**

Proposals should meet the following site-specific requirements:

1) **Provision of access provides active travel to houses, play area and onto the Exeter Cranbrook – Exeter cycle path; ***
2) **A comprehensive scheme for some of the residential development to follow the existing linear development pattern to be included; ***
3) **Detailed assessment of flood risk and ecological constraints and opportunities, having appropriate regard to the proximity of the site to the Clyst Valley Regional Park (CVRP); and**
4) **Appropriate access is provided to the new habitat, boardwalk trail and picnic area to be provided adjacent to the site as part of the proposals for CVRP.**

Provision of a LEAP and land for the Cranbrook to Exeter cycle route are to be taken into consideration in site viability.

***The provision of 1 and 2 above are to be designed in alignment with the Bluehayes (Cranbrook western expansion zone)**

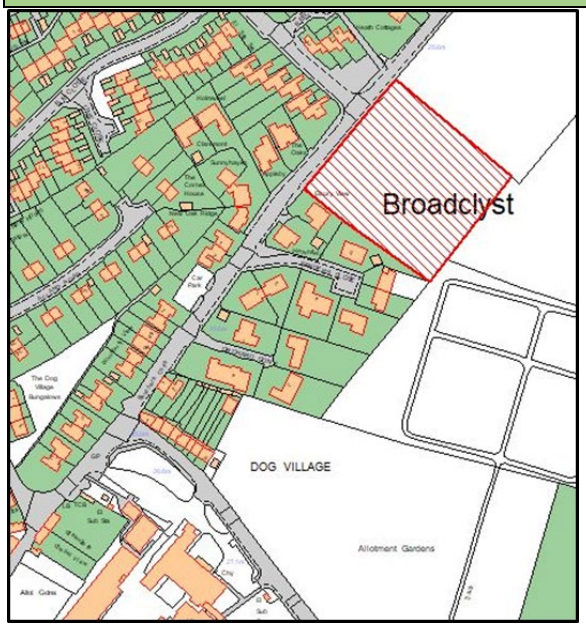


Figure 51: Heathfield Site H3 close to Dog Village off the Whimple Road

Policy H3 Heathfield site allocation in Broadclyst Village

Land on the edge of Broadclyst Village identified in Figure 51 is allocated for a small scale development of no more than 16 Houses.

Proposals should meet the following site-specific requirements:

1. **To provide the affordable housing breakdown in Policy H4.**
2. **Provision of a safe vehicular access from Whimple road.**
3. **Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.**
4. **As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.**
5. **The site design and layout should also take account of the TPOs (Appendix 24)[8] across the site.**
6. **Land for the provision of a public footpath to the allotments is to be safeguarded for future access.**
7. **For site design and layout to consider Grade II Listed Heath Gardens 90m to the northeast of the site.**

[8] https://eastdevon.gov.uk/trees/tree-preservation-orders-and-trees-protected-in-conservation-areas/

Policy H5: Social and Affordable Housing.

Proposals for new dwellings on allocated sites in the Neighbourhood Plan will be required to provide:

50% affordable housing for those with a local connection with the following breakdown:

- **25% as affordable tenures to include a variety of options such as: discounted market sales housing based on local wages; shared ownership, affordable housing for rent or other nationally recognised affordable schemes.**
- **25% to be as social rental houses in perpetuity.**

In this policy, local connection in relation to the social and affordable housing is set out in priority order below:

1. **<u>Local connection in relation to the Parish (set out in priority order):</u>**

a) persons who have been permanently resident therein for a continuous period of three years out of the five years immediately prior to the Affordable Dwelling being offered to them;
b) being formerly permanently resident therein for a continuous period of five years at some time in the past;
c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least twelve (12) months immediately prior to being offered the affordable dwelling.

2. **<u>Local connection then extends to those who live within the Broadclyst Parish grouping:</u>**

Persons who can demonstrate a close family connection to the Broadclyst parish grouping (EDLP 16.29) Clyst Honiton, Clyst Hydon, Clyst St Lawrence, Rockbeare and Poltimore) in that the person's mother, father, son, daughter or sibling has been permanently resident therein for a continuous period of five years immediately prior to the Affordable Dwelling being offered to them.

3. **<u>Finally, local connection extends to those connected to the District:</u>**

Persons who can demonstrate a close family connection to the District in that the person's mother, father, son, daughter or sibling has been permanently resident therein for a continuous period of five years immediately prior to the Affordable Dwelling being offered to them.

Policy H6: New Housing in Broadclyst Parish

New housing development within the Parish which are in line with relevant EDLP policies must meet the following criteria:

1. **On sites larger than 4, provide a demonstrated need identified in the current Housing Needs Survey until March 2022. After March 2022, provide the tenure and size of houses evidenced in the submission of an up-to-date housing needs assessment.**
2. **Ensure appropriate active travel infrastructure and safe access in the following priority order: for pedestrians, cyclists and vehicles.**
3. **Sites larger than 15 dwelling must be designed as low traffic neighbourhoods.**

Proposals will need to demonstrate that such sites are in character in landscape and heritage terms and that design features do not adversely impact the immediate and wider setting.

In order to be supported proposals within the Clyst Valley Regional Park need to make a significant contribution to green infrastructure and/or Regional Park objectives and /or public benefit.

Policy H7: Self-build

Development and occupation of the self-build /custom build has to be in line with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

A. The Broadclyst Neighbourhood Plan supports development of such single self-build/custom dwellings where the development is within or immediately adjacent and well-related to Broadclyst Village Built up Area Boundary (BUAB).

B. The Broadclyst Neighbourhood Plan supports development of infill plots defined as: plots in urban, village or settlement settings that take up a gap in the street scene rather than expanding beyond the village and settlement itself, in which the new dwelling is in scale with surrounding properties and/ or settlement.
Infill plots will be supported that are within or well-related to :

i. The Broadclyst BUAB.
ii. The established settlements of:

Broadclyst Station,
Blackhorse,
Tithebarn,
Westclyst.

C. The Broadclyst Neighbourhood Plan supports development of self-build/custom dwellings where the development is within a Community Led Development and /or Community Land Trust schemes.

Proposals within the Clyst Valley Regional Park need to make a significant contribution to green infrastructure and/or Regional Park objectives and /or public benefit.

Policy H8: Development of live-work units

Proposals for development for live-work units will be supported:

- **On brownfied sites,**
- **In infill plots (as defined in policy H7) and**
- **For re-use of suitable rural and agricultural buildings.**
- **In the site allocated in Policy H1**

Proposals for live-work units will only be supported where the live-work unit shall be the primary dwelling of the worker.

In order to be supported proposals within the Clyst Valley Regional Park need to make a significant contribution to green infrastructure and/or Regional Park objectives and /or public benefit.

Infrastructure and Access Chapter

INFRASTRUCTURE AND ACCESS	
Aims: • **To enhance the movement of people and traffic in and across the Parish.** • **To increase infrastructure and provision for sustainable modes of travel.**	
Objectives:	**Policy**
To support the development of a bridge over the waterloo railway line for cyclists and pedestrians.	**T2**
To support the provision of a pedestrian and cyclist route from Broadclyst Station to Dog village.	**T1**
To support developments which combine car park provision with sustainable	**T3**

energy generation.	
To ensure parking facilities provide charging facilities for e-bikes, scooters and electric vehicles.	**T3**
To develop a Parish wide infrastructure for E bike hire and car sharing schemes.	**T5**
To ensure provision of electric charging facilities for all new builds.	**T3**
To enhance and extend existing networks and create new footpaths, cycle paths, multi paths and low traffic neighbourhoods.	**T4**
To provide cycle/footpaths to the Killerton Estate centres and a cycle network to link the centres together.	**T4, EM1-2**
To support and expand a sustainable electric transport network across the Parish, to include associated businesses, parking and recharging facilities.	**T4-5**
To provide signage to facilitate access to active travel.	**T5**

Community Action / Projects able to use Community Infrastructure Levy and or Parish Funding

4. To review and monitor improvements to maximise rail and bus services for Broadclyst community.
5. To monitor the provision of traffic calming schemes to increase pedestrian safety and reduce traffic speed at locations across the Parish.
6. To provide traffic calming infrastructure at Blackhorse, Broadclyst Village and those identified in the PC Travel Plan will be supported.
7. To monitor the provision of pedestrian crossing points across the Parish.
8. To provide pedestrian crossing points at the following locations (Budlake, Blackhorse, Broadclyst Village and near Moonhill Copse/ Poltimore Gate).

Policies that will be able to use Community Infrastructure Levy Funding:

Policy Project 6: Community Infrastructure money to go towards the funding of new active travel routes in Policies **T1, T2, and T4.** Potential joint projects with CVRP.

Policy T1: New pedestrian and cycle route

The Broadclyst Neighbourhood Plan supports the development of a route providing safe and direct access for pedestrians and cyclists between Broadclyst Village and Broadclyst Station in order to:

1. Facilitate residents of Broadclyst Station travelling northwards to/from locations such as:
Clyst Vale Community College,
Broadclyst Primary school,
Killerton House,
Ashclyst Forest.

2. Facilitate residents of Broadclyst Village travelling southwards to/from locations such as:
Cranbrook Town Centre,
Cranbrook Train station,
Blue Hayes Primary School,
Cranbrook Education Campus.

There is also support for parts of the existing vehicular road to be adapted for safer pedestrian and cycle use.

The provision of a new bridge in Policy T2 needs to be considered alongside proposals derived from this policy to determine the best location and routing of this shared path.

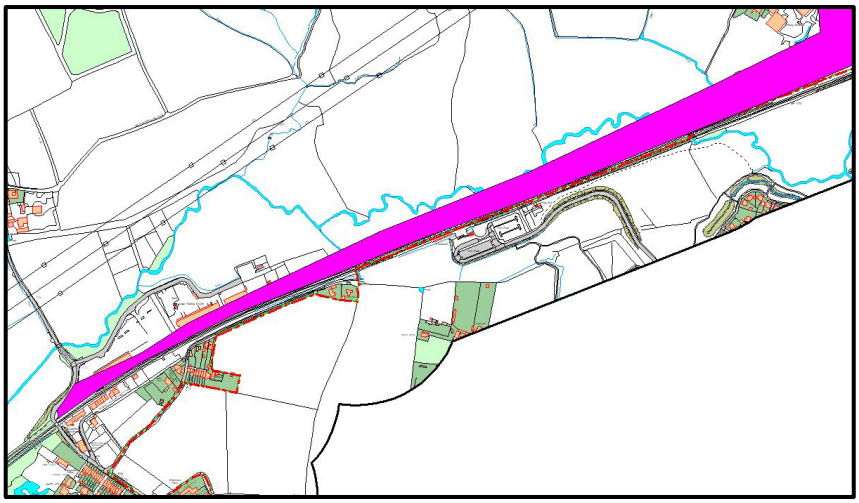


Figure 62 Potential area in pink for a bridge to cross the Waterloo Train line (area includes the potential for a cantilever bridge onto the existing railway bridge).

Policy T2: Bridge over the Waterloo railway line

To support the development of a bridge over the Waterloo - Exeter Railway line (Figure 62) for cyclists and pedestrians to enable people to safely access Broadclyst Station, Cranbrook, Cranbrook railway station from the north and centre of the Parish.

Proposals for the development of a bridge to take into consideration the following:

- **the route to and from the bridge must connect into Cranbrook Western expansion cycle and pedestrian infrastructure.**
- **the bridge must be within easy walking distance to Cranbrook Railway Station.**
- **the bridge and associated infrastructure must provide safe access for residents, such infrastructure is to be designed to mitigate impact on residential properties.**
- **provision, location and design of bridge to take into consideration flood risk.**

Policy T3. Parking Provision

All Parking Provision is to:

- **be in accordance with (EDLP) parking standards,**
- **minimise the visual impact of parking upon the setting,**
- **provide parking areas that have maximum surface permeability,**
- **ensure parking spaces are prioritisied for sustainable modes of transport in the following order: bikes, E bikes, and all other electric vehicles.**
- **provide a charging point/s,**
- **provide covered facilities for cycles and electric bikes.**

Residential Parking

All new residential developments in which parking is provided must provide appropriately located charging points for electric or low emission vehicles.

Non-Residential Parking

All new employment, commercial, leisure and retail developments,including public car parks, Park and Change and Park and Ride facilities are to provide adequate parking provision taking into consideration the following:

- **type of development,**
- **the accessibility of the location,**
- **provide a mix of rapid, fast and trickle charge appropriate to the type of development.**
- **provide electric charging points at a minimum of 20% of the public parking spaces except where demonstrably unviable to do so.**
- **provide a minimum of 70% of the staff utilising electric vehicles with designated parking spaces with charging points except where demonstrably unviable to do so.**

Parking and energy generation

Parking provision which utilise roofs / covered areas or ground mounted solar systems to generate renewable energy will be supported subject to impact of, and appropriate mitigation on the visual amenity.

Parking provision which generates energy within the parking area for any of the following will be supported:

- **the charging of vehicles,**
- **illuminating the provision,**
- **heating adjacent buildings**

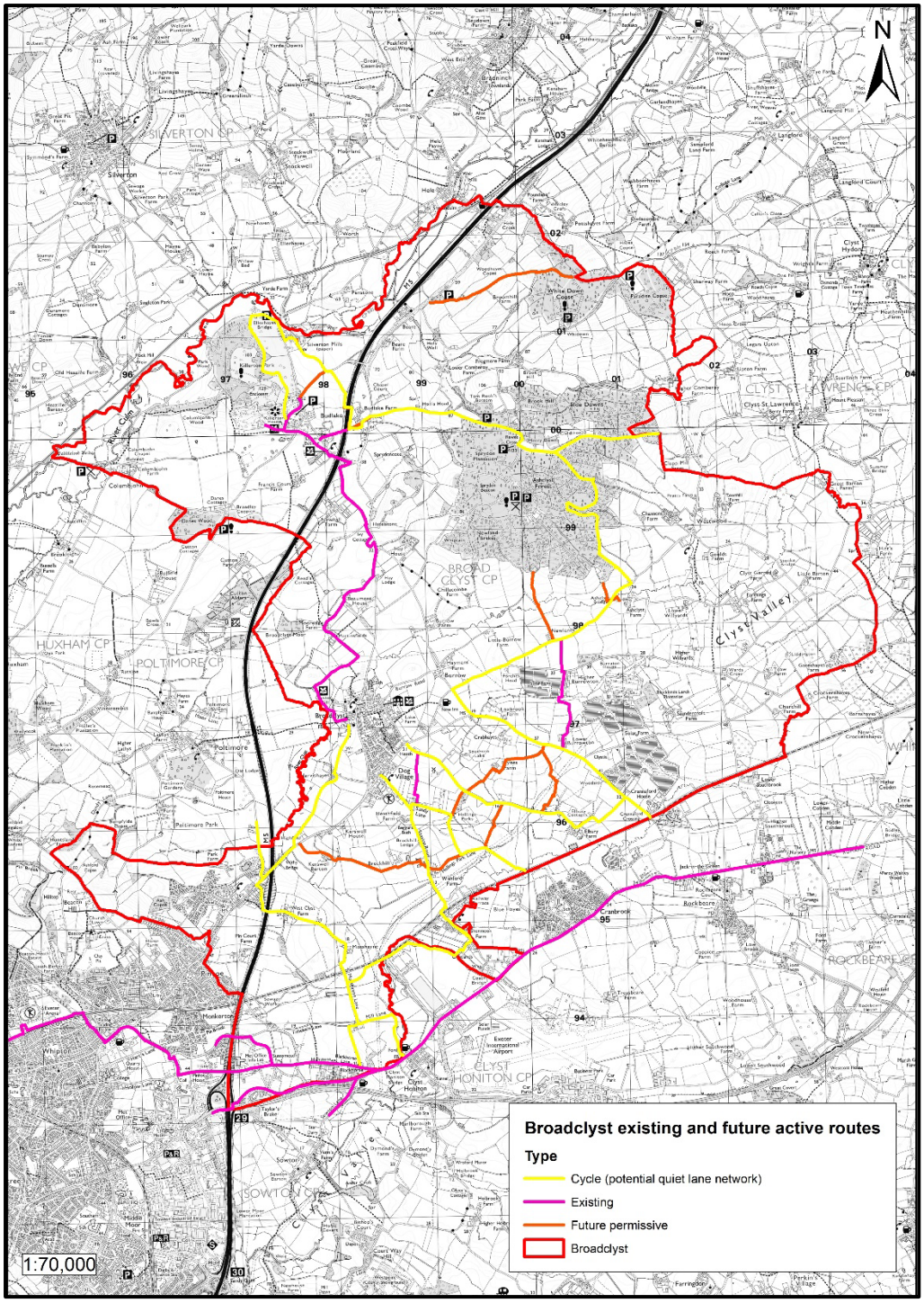


Figure 63: Active Travel Infrastructure in the Parish for commuting and leisure.

Policy T4: Active travel infrastructure.

Support will be given to proposals which would extend and / or improve routes for active travel across the parish (Figure 63 includes indicative and aspirational alignments).

Development proposals that adversely impact these routes will not normally be supported unless acceptable alternatives can be provided.

Footpaths

- **Protection and extension of all existing Rights of Way.**
- **Supported extensions to existing and for new permissive paths.**

Cyclepaths and on road cycle routes

- **Protection, enhancement and extension of all existing cycle paths.**
- **Support for provision of new cycle paths and quiet road routes,**
- **support the delivery of a cycleway across Broadclyst village which links to the three cycle lanes currently ending at the village edge.**

Bridleways

- **Protection of all existing bridleways.**
- **Support for extensions to existing and provision of new bridleways.**

Multi use trails

Support will be given to proposals for the following multi- trailroutes across the Parish which provide safe access:

- **Onto the Clyst Valley Trail throughout the Parish.**
- **From Westclyst to Broadclyst Village.**
- **From Blackhorse via Mosshayne to Westclyst and beyond.**
- **Trails providing off road access to the Killerton Estate sites of Elbury Farm and Silverton Mill.**
- **A Trail network which links the Killerton Estate sites of Elbury,Silverton Mill, Ashclyst and Killerton House.**
- **A trail to provide a quiet route from Crannaford to Ashclyst.**

Low traffic neighbourhoods.

Support will be given to the development of 'low traffic neighbourhoods' in existing settlements and in all new residential developments, to provide a network of quiet streets with safe crossings across main roads for walking and cycling that any age or ability can use.

Active travel proposals within this policy are to make a significant contribution to the Clyst Valley Regional Park green infrastructures and/or Regional Park objectives and /or public benefit.

Policy T5: Low Carbon Travel Provision.

Proposals which support and expand a low carbon transport network around and through the Parish that is appropriately located and has regard to impact as set out in D1 will be supported.

These include provision of the following:

- **Low carbon methods of travel rental and or pool enterprises and associated operational infrastructure,**
- **Secure locations for combined parking and charging of low carbon travel options across the Parish.**

Natural Environment Chapter

NATURAL ENVIRONMENT	
Aims: • **To protect and enhance the natural environment and diverse habitats of the Parish.** • **To protect and enhance the landscape setting of the Parish.** • **To ensure development provides a net biodiversity gain.**	
Objectives:	**Policy**
To protect existing habitat areas and protect and enhance biodiversity.	**NE5**
To provide a tree replacement scheme to enhance tree cover in the Parish.	**NE3**
To protect woodlands and significant trees.	**NE1**
To improve natural flood management of rivers to reduce impact of flooding throughout the Parish.	**NE7**
To provide support for the development of flood defence schemes.	**NE7**
To protect and enhance hedgerows.	**NE4**
To allocate an orchard as a local green community space.	**NE6**
To protect, enhance and allocate local green spaces that have community access.	**NE6**
To allocate and protect wildlife corridors and green corridors.	**NE2 NE5**

Community Action / Projects able to use Community Infrastructure Levy and or Parish Funding. All projects in this chapter are potentially joint projects with CVRP

9. Community Planting Schemes for:
    - New orchard trees for new orchards, regeneration and extension of existing orchards in the Parish.
    - Natural flood management.
    - Wildlife gardens and planting
10. Enhancing the accessibility, biodiversity, and community and/or educational value (including seating) of Chapel Orchard in Dog village (Broadclyst Village).
11. Identifying and safeguarding further areas of land for wildlife, landscape, amenity, climate change mitigation/adaption outside Broadclyst village as future local green spaces for the community to use and have access to. Local Green Space is specifically sought close to the following settlement areas of:
    - Westclyst
    - Blackhorse
    - Broadclyst Station

Policies that will be able to use Community Infrastructure Levy Funding

Policy Project 7: Community Infrastructure money to go towards the funding of planting schemes specified in Policies: **NE2, NE3 and NE7**

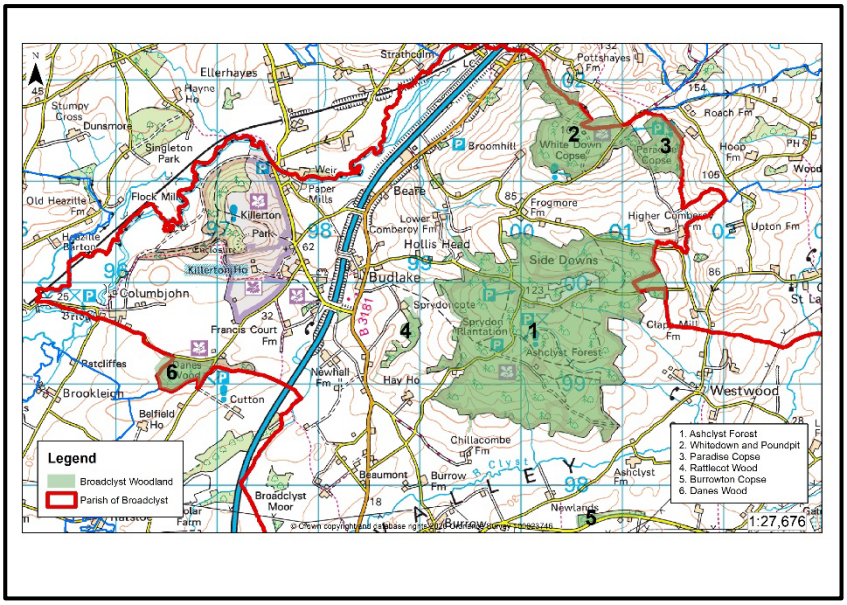


Figure 70 Woodland in the Parish in Policy NE1

Policy NE1: Protecting Woodland

In this policy, ancient woodland and veteran trees, are defined in accordance with NPPF Paragraph 17c.

Proposals that result in loss or damage to ancient woodland, veteran trees below will not be permitted.

In woodlands where veteran trees are not impacted, development proposals that would result in the loss, damage, or deterioration of such woodland will not be permitted unless an appropriate replacement planting (NE3), together with a method statement for the ongoing care and maintenance of that planting is agreed.

Proposals for development of woodlands 1, 2, 3 & 6 to create or enhance public access and use will be supported, where they do not adversely impact on ancient or veteran trees.

1. **Ashclyst Forest**
2. **Whitedown and Poundpit**
3. **Paradise Copse**
4. **Rattlecot Wood**
5. **Burrowton Copse**
6. **Danes Wood**



Figure 71: Moonhill Copse Woodland with linking wildlife corridors extending to from it.

Figure 72: Ash Copse provides a green landscape feature and wildlife corridor



Policy NE2: Green corridors.

Development proposals that would result in the damage, or deterioration of the green corridors across the Parish which provide:

- **Breaks in built up areas**
- **Areas for recreation**
- **Areas of enhanced landscape**
- **Routes for wildlife dispersal and migration**

are to provide appropriate ecological, landscape and visual mitigation in the form of new or enhanced corridors.

The following woodland areas in Figure 61 and 62, which have been demonstrated to be of significant value to the local community are allocated as green corridors.

1. **Moonhill Copse (Westclyst)**
2. **Ash Copse (Westclyst)**

Development proposals that would result in the loss, damage, or deterioration of these green corridors will not be permitted.

Development proposals which enhancement these green corridors will be supported where they create or enhance public access.

Policy NE3: Tree Replacement Schemes.

A Tree Replacement Scheme is to be provided for development proposals that would result in the removal of one or more trees.

The approach to proposals affecting ancient woodland and veteran trees should align with NPPF paragraph 180 (b)'. However, ancient woodland and veteran trees that have advanced senescence verified by EDDC Tree officer can be included in this policy.

Aspects 1-3 listed below are to be provided as part of the Scheme:

1. **An obligation to replace trees according to the Devon 3/2/1/ formula:at least 3 new trees for loss of a large tree, 2 for a medium tree and 1 for a small tree utilising the TDAG[9] tree size specification.**
2. **Planting: in those instances where the replacement trees will not be planted on the same site as the trees removed, the trees are to be planted for both biodiversity value and community benefits, such as:**
   - **For the regeneration and extension of orchards, in particular cider orchards lost post 1945.**
   - **For the creation and enhancement of green corridors,**
   - **For the creation of noise buffers,**
   - **For the creation and enhancement of shelter belts,**
   - **For the creation and enhancement of wildlife corridors,**
   - **In or for the creation and enhancement of community woodlands and orchards,**
   - **Along streets and in carparks to create and enhance streetscape,**
   - **Beside rivers to create and or enhance natural flood management.**

3. **To include details on:**
   - **the locally characteristic species of replacement tree to be planted with suitable species, generally of similar expected mature size to that of those to be removed, and**

[9] https://www.tdag.org.uk/

- **an ongoing care and maintenance regime.**

Policy NE4: The protection and enhancement of hedgerows

Existing hedgerows, as an integral part of the landscape character and biodiversity of the Neighbourhood Plan area, should be protected in the first instance, enhanced wherever possible and appropriately managed.

Proposals to create new hedgerows and hedgerows that link with valuable wildlife sites will be supported.

Where hedgerows are unavoidably adversely affected by development proposals, the impact is to be mitigated by the provision of additional appropriate planting on site.

Policy NE5: Landscape and biodiversity

Development proposals except for extension and alterations should seek to contribute to a high quality and biodiversity-rich natural environment by:

a) **Retaining and enhancing the existing 8 landscape characteristics (p106) which contribute to the visual richness of the landscape and provide important habitats for wildlife. Where significant impacts on one or more of the characteristics is unavoidable, new planting/habitat creationof equal landscape and visual amenity value should be provided.**
b) **Using locally distinct landscaping and boundary treatments.Preference should be given to native plants species, unless non-native species provide greater biodiversity and habitat net gain.**
c) **Responding positively to the surrounding landscape setting, by being designed and having appropriate regard to the EastDevon and Blackdown Hills Landscape Character Assessment(2019) and relevant Devon Landscape Character Area Assessments.**
d) **Requiring biodiversity gains of 10% on all development (exemptions extensions and alterations) and a requirement that developers use the Defra biodiversity net gain metric to calculate the impact of their proposals. Provision of wildlife travel corridors (eg bats, hedgehogs, badgers) enabling movement across roads and gardens are supported as a means of achieving a biodiversity gain. Biodiversity gain to extend to a gain rather than loss of woodland canopy cover.**
e) **Early on-site ecological surveys and evaluation at identified Unconfirmed Wildlife Sites to ensure an appropriate mitigation strategy where appropriate.**

Development proposals in the Parish at Westclyst and Tithebarn are to enhance the urban landscape character areas by the promotion, creation and enhancement of biodiversity, green infrastructure, or habitat creation within these sites.

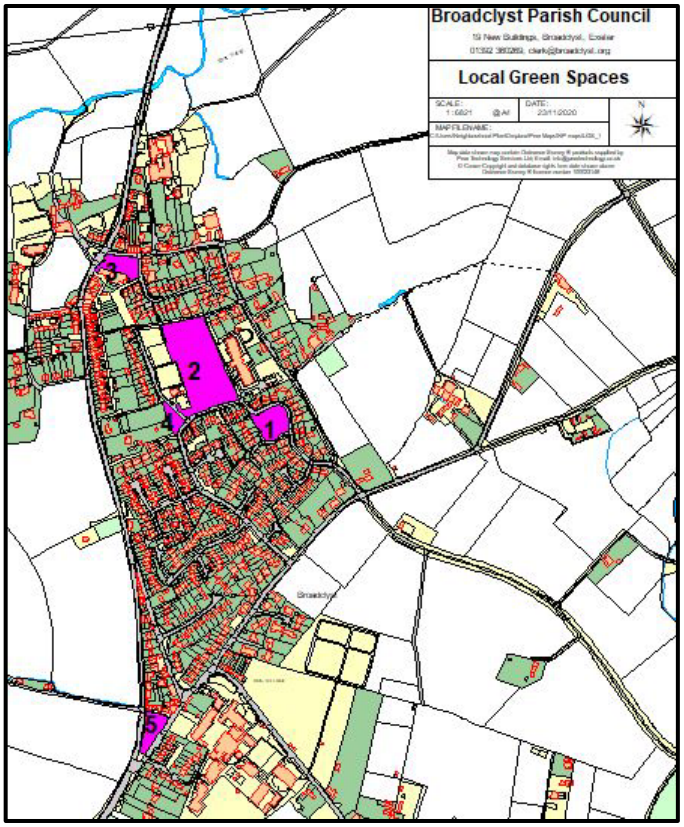


Figure 74: Allocated Local Green Spaces

Policy NE6: Local Green Spaces

The following accessible community green spaces in Figure X have been demonstrated to be of significance to the local community. These have been designated as Local Green Spaces (in accordance with paragraphs 99and 100 of the NPPF in Appendix 26):

1. **Oak Tree Close Broadclyst Village**
2. **Recreation Ground Broadclyst Village**
3. **Village Green Broadclyst Village**
4. **Holly Close Triangle Broadclyst Village**
5. **Chapel Orchard Dog Village in Broadclyst Village.**

Development within these local green spaces will be limited to works that would enhance the accessibility, biodiversity, and community and/or educational value of these spaces.

Designation of additional local green spaces in accordance with paragraphs 99 and 100 of the NPPF in the following areas are supported:

- **Blackhorse**
- **Broadclyst Station**
- **Tithebarn**
- **Westclyst**

Policy NE7: Flood Management

Natural Flood Management (NFM) measures are to be considered first in all new development where possible.

The following schemes will be supported:

- **tree and hedgerow planting to slow the rate of water flow across a catchment;**
- **river and floodplain naturalisation (reconnecting rivers to their floodplains);**
- **provision of woody debris dams;**
- **schemes which enhance and improve soil/land management;**
- **creation of water storage capacity within the floodplain;**
- **biodiversity enhancements that will help to deliver NFM measures.**

If a demonstrable need is identified in the future for engineered flood defence scheme along the three rivers (the Culm, Cranny and Clyst) that will significantly improve natural flood and water management, such schemes will be supported if proposals:

- **provide natural biodiversity enhancement, habitat creation and water quality improvement.**
- **minimise impacts listed in D1.**

Flood defence schemes that also provide renewable energy throughmicro-hydro schemes are encouraged and supported where located appropriately to minimise 'bad neighbour' impacts as specified in D1.

Our Parish
Our Plan
Our Choice

The Broadclyst Neighbourhood Plan

has been prepared and is now formally submitted for feedback from those living and working in the Parish (and to Statutory Consultees.)

The Consultation closes on February 28th 2021

Using the Feedback Form

- Please ensure your name or organisation is stated on each form.
- **Please note we cannot accept anonymous responses.**
- Your name, postcode, residency and your comments will be recorded electronically and published in the BNP Consultation Document.
- Other personal contact details will be removed before publishing.
- The information you supply will be considered by the BNP Overview Steering Group and used to update the Plan if appropriate.
- All responses will be personally replied to using your address.
- Positive comments are an important part of the process. It is good to know what you like and support in the document.
- Constructive comments are welcomed too.

Return your completed form(s): In the SAE:

Privacy Information: Please note that the information collected as part of this consultation is to support the process of neighbourhood planning. The Council collects, stores and processes personal information in accordance with the requirements of the General Data Protection Regulation (Regulation (EU) 2016/679) and Data Protection Act 2018. Our lawful basis has been determined as:

- Legal Obligation - the processing is necessary for the Council to comply with the law;
- Public Task – in relation to personal data.

Personal information provided through this consultation may be shared with third parties where we are legally obliged to do so, or where this is necessary to enable us to provide the service requested. Representations received as part of the consultation cannot be treated confidentially, will be passed to the person appointed to examine the neighbourhood plan and may be made publicly available via the Council's website and consultation portal. The Council's privacy policies including information on your rights, how to contact the Data Protection Officer, data retention information, details of information sharing and how to provide feedback or make a complaint can be found on the privacy pages of our website at: www.broadclyst.org

Part A – Personal Details Please note we cannot accept anonymous responses.

Parish Resident Details One form per person.			Non Parish Resident. Landowner/ Agent/ Organisation's Details	
First Name			First Name	
Last Name			Last Name	
Postcode			Postcode	
Address			Email Address	
Name your location in the Parish E.g. Beare, Westclyst, Hele			Organisation	

Where an agent is used, the agent will be the point of contact for correspondence.

PART B Response Details.

1. Policy Areas: The Neighbourhood Plan covers six policy areas.

   Please Rank: the 3 areas you think will shape the future of the Parish in a way that is important to you. (1 being most important)

Policy Areas	Your ranking
Community facilities and services.	
Economy and employment	
Design and climate change	
Housing	
Infrastructure and access	
Natural environment	

2. Policy Chapters: In the box below please provide comments.

   - Please name the Policy Chapter, of which you wish to comment on and then set out why you are supporting or objecting to this part of the Plan.
   - You may comment on all 6 Chapters but make sure each Chapter is easily identified.
   - If necessary, continue using separate sheet provided at the end.

Example: Economy and Employment, page 10, Policy EW1, comments: supportive/ constructive.

3. Community Actions and Projects:

- Please number the Project and then set out why you are supporting or objecting to it.
- Please provide other community projects you would like to see.
- If necessary, continue using separate sheet provided at the end.

Example: Project 15 in support, especially in the area around …….

4. General comments**:** Any other comments on the Plan welcome.

Thank you for being part of the Broadclyst Neighbourhood Plan process.

5. Extra sheet:
   - Please name the Policy or Project and then set out why you are supporting or objecting to it.

Appendix R2: Feedback Form Paper version

Example: Economy and Employment, page 10, Policy EW1, comments: supportive/ constructive

Broadclyst Parish Council Neighbourhood Plan Logos used on all NP material and advertising

Logo 1

Our Parish
Our Plan
Our Choice

Logo 2

broadclyst.org
janvrin@broadclyst.org
broadclystparish.council
broadclystpc

Appendix R4: Reg 14 online form (in screen shots)

Neighbourhood Plan REG14 Feedback Form

The Consultation closes on February 28th2021

Using the Feedback Form

- Please ensure your name or organisation is stated on each form.
- **Please note we cannot accept anonymous responses.**
- Your name, postcode, residency and your comments will be recorded electronically and published in the BNP Consultation Document.
- Other personal contact details will be removed before publishing.
- The information you supply will be considered by the BNP Overview Steering Group and used to update the Plan if appropriate.
- All responses will be personally replied to using your address.
- Positive comments are an important part of the process. It is good to know what you like and support in the document.
- Constructive comments are welcomed too.

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- Legal Obligation - the processing is necessary for the Council to comply with the law;
- Public Task – in relation to personal data.

Personal information provided through this consultation may be shared with third parties where we are legally obliged to do so, or where this is necessary to enable us to provide the service requested. Representations received as part of the consultation cannot be treated confidentially, will be passed to the person appointed to examine the neighbourhood plan and may be made publicly available via the Council's website and consultation portal. The Council's privacy policies including information on your rights, how to contact the Data Protection Officer, data retention information, details of information sharing and how to provide feedback or make a complaint can be found on the privacy pages of our website at: www.broadclyst.org

Next Page >

Neighbourhood Plan REG14 Feedback Form

Part A – Personal Details Please note we cannot accept anonymous responses.

Are you a parish resident? (*) Resident

First Name (*)

Last Name (*)

Post Code (*)

Address

Your location Broadclyst Village

Your Email (*)

Where an agent is used, the agent will be the point of contact for correspondence.

PART B Response Details.

Please rank the 3 areas you think will shape the future of the Pansh in a way that is impon:am rn you_(1 being mo st important}

Community facilities and services

Economy and employment

Design and climate change

Housing

Infrastructure and access

Natural environment

< Prevmus Page Next Pge >

Neighbourhood Plan REG14 Feedback Form

2. Policy Chapters

Pleccs-eusethe sliders below to show us how supportive yoJ *are* of the policy chapters.

We also need rn hea abou your comments about the policies. What do yoJ suppon and why¹ What do you not think is a good idea, and why?

Please also comment on any cammJnity actions and projects, again letting us know if you suppor: or not .and why. This is also a gocd place to add any other community project id as you may have

Community Facilities and Services

Please tell us how strongly you support the Commuriit},' facilities and services policy

I 1s the leasr suppomve and 5 1s the mosi

Your comments about the community fa(ilit1es and services policies chapter

prnJects actions .and oroJeas
Please tell us about the community facilites and services

Economy and employment

Please tell us how strongly you support the Economy and employment policy

I 1s the least suppartt,:e and 5 1s the mos;

Your comments about the Economy and employment policies chapter

Please tell us about the Economy and empla:,1ment community aaions. and proiects

Design and climate change

Please tell us how strnnglyyou support the Design crrd cl1rr.ate change polic').1

I .is [he ieasi support.lve and 5 fs the rnosr



Your comments about the Des:ign and climate change policies chapter

Please tell us about the Design and climate change commumty act1ors. and pro_iects.

Housing

Please rell us how strnnglyyou support the Housing policy

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Your comments abmH the housing policies er.apter

Please tell us about the Housing community actions and pᵉcJects

Infrastructure and access

Please tell us how strnnglyyou support the Infrastructure and access policy

I is rhe ieasi support.rve and 5 fs the rnosr



Your comments abot.t the infrastr ...aure arid access policies chapter

Please tell us about the Infrastructure and access commumty amors. and proJects.

Neighbourhood Plan REG14 Feedback Form

Pease use th·s soace to ado any other comn:ents you may have abol.Jt the neighbourhood plan

Neighbourhood Plan Consultations Appendix R5

Name/Company	Type	Address1
Devon Countryside Access Forum (Hilary Winter, Forum Officer)	Statutory Consultee	Devon Countryside Access Forum
Avison Young for National Grid (Matt Verlander-Director)	Statutory Consultee	Avison Young
Blackdown Hills AONB Partnership (Lisa Turner)	Statutory Consultee	St Ivel House
Civil Aviation Authority Directorate of Airspace Policy	Statutory Consultee	CAA House
Civil Aviation Authority Saftey Regulation Group	Statutory Consultee	Aviation House
Devon County Council	Statutory Consultee	DCC
Devon and Cornwall Police (Designing Out Crime Officer) (Kris Calderhead)	Statutory Consultee	
Devon and Cornwall Police	Statutory Consultee	
Devon and Somerset Fire and Rescue Service	Statutory Consultee	Central Command, Central East Group
Devon County Council (Planning, Environment & Transport) - Dave Black, Rachel Tuckett and Nicola Wilson	Statutory Consultee	Lucombe House
Devon Local Nature Partnership	Statutory Consultee	
Dorset Council - Barbara Talbott and Richard Dodson	Statutory Consultee	County Hall
Dorset Council	Statutory Consultee	County Hall
East Devon AONB Partnership - Chris Woodruff	Statutory Consultee	Kennaway House
EE	Statutory Consultee	Corporate and Financial Affairs Dept (EE)
Environment Agency - Marcus Salmon	Statutory Consultee	Manley House
Environment Agency	Statutory Consultee	
Exeter and Devon Airport Ltd - Matthew Roach	Statutory Consultee	Exeter International Airport
Forestry Commission - West England Office	Statutory Consultee	Bank House
Forestry Commission - South West	Statutory Consultee	

Forestry Commission - South West - Kate Tobin	Statutory Consultee	
Heart of the South West Local Enterprise Partnership	Statutory Consultee	
Highways England - Sally Parish and Lisa McCaffrey	Statutory Consultee	1st Floor Ash House
Homes England	Statutory Consultee	
Marine Management Organisation	Statutory Consultee	The Fish Quay
National Grid	Statutory Consultee	Avison Young
National Trust - Donna Crabtree and Mark Funnell	Statutory Consultee	Killerton House
National Trust		
Natural England	Statutory Consultee	Sterling House
Network Rail	Statutory Consultee	Kings Place
Network Rail	Statutory Consultee	3rd Floor
Office of Rail and Road	Statutory Consultee	2nd Floor
South West Water (Mrs Alison Langmead, Solicitor - Planning/Development)	Statutory Consultee	Group Legal Services, Pennon Group PLC
RSPB South West Regional Office	Statutory Consultee	4th Floor (North Block)
Somerset County Council	Statutory Consultee	Planning Dept
South Somerset District Council	Statutory Consultee	The Council Offices
South West Water - Martyn Dunn	Statutory Consultee	Peninsula House
South West Water	Statutory Consultee	
Sport England	Statutory Consultee	
Sport England South West - Gary Parsons	Statutory Consultee	
Somerset West and Taunton Council	Statutory Consultee	Planning Dept
Teignbridge District Council	Statutory Consultee	Spatial Planning and Delivery

Teignbridge District Council	Statutory Consultee	Teignbridge District Council
The Coal Authority	Statutory Consultee	200 Lichfield Lane
Vodafone and O2	Statutory Consultee	EMF Enquiries
Wales and West Utilities	Statutory Consultee	Wales and West House
Wales and West Utilities - Sara Silva	Statutory Consultee	
Dorset Council - Ed Gerry	Statutory Consultee	South Walks House
Dorset Council	Statutory Consultee	
Western Power Distribution	Statutory Consultee	
Woodland Trust - Justin Milward	Statutory Consultee	Kempton Way
Woodland Trust - Nick Sherriff		
Woodland Trust	Statutory Consultee	
Mid Devon District Council	Statutory Consultee	
Police and Crime Commissioners	Statutory Consultee	
Exeter City Council - Jill Day	Statutory Consultee	
NHS East Devon Clinical Commissioning Group	Statutory Consultee	NHS East Devon Clinical Commissioning Group
Historic England	Statutory Consultee	
Historic England - David Stuart	Statutory Consultee	
Telecommunications	Statutory Consultee	Open Reach Customer Services
Western Power Distribution (South West) plc	Statutory Consultee	Avonbank
Woodland Trust - Heather Elgar	Statutory Consultee	Kempton Way
Woodland Trust - Oliver Newham		

Address2	Address3	Address4	Address5	Postcode	Tel No.
Lucombe House	County Hall	Topsham Road	Exeter	EX2 4QD	01392 382771
Gables House	Central Square South	Orchard Street	Newcastle Upon Tyne	NE1 3AZ	
Station Road	Hemyock	Cullompton		EX15 3SJ	
45-59 Kingsway		London		WC2B 6TE	
Gatwick Airport South		Crawley		RH6 0YR	
		Exeter	Devon	EX1 2LR	
Exeter Middlemoor Fire Station	Sidmouth Road	Exeter		EX2 7AP	
County Hall		Exeter		EX2 4QD	
Colliton Park		Dorchester		DT1 1XJ	01305 225706
Colliton Park		Dorchester		DT1 1XJ	
		Sidmouth	Devon	EX10 8NG	
The Point	37 North Wharf Road	London		W2 1AG	
Kestrel Way	Sowton Industrial Estate	Exeter	Devon	EX2 7LQ	
		Exeter		EX5 2BD	
Bank Street		Coleford	Gloucester	GL16 8BA	

Falcon Road	Sowton Industrial Estate	Exeter		EX2 7LB	
Sutton Harbour		Plymouth		PL4 0LH	
Orchard Square South	Orchard Street	Newcastle Upon Tyne	Warwickshire	NE1 3AZ	0191 2690094
Broadclyst		Exeter		EX5 3LE	
Dixs Field		Exeter		EX1 1QA	
90 Yourk Road		London		N1 9AG	
Temple Point	Redcliffe Way	Bristol		BS1 6NL	
2 Rivergate	Temple Quay	Bristol		BS1 6EH	
Peninsula House	Rydon Lane	Exeter		EX2 7HR	
Broadwalk House	Southernhay West	Exeter		EX1 1TS	
County Hall		Taunton		TA1 4DY	
Brympton Way		Yeovil		BA20 2HT	
Rydon Lane		Exeter		EX2 7HR	
The Dean House	Belvedere Road	Taunton		TA1 1HE	
Forde House	Brunel Road	Newton Abbot		TQ12 4XX	

Forde House	Brunel Road	Newton Abbot		TQ12 4XX	
Berry Hill		Mansfield		NG18 4RG	
Building 1330- The Exchange	Arlington Business Park	Theale	Berkshire	RG7 4SA	
Spooner Close, Celtic Springs	Coedkernew	Newport		NP10 8FZ	
South Walks Road		Dorchester		DT1 1UZ	
Dysart Road		Grantham	Lincs	NG31 6LL	
Newcourt House	Old Rydon Lane	Exeter	Devon	EX2 7JU	
Kelvin House	123 Judd Street	London		WC1H 9NP	
Feeder Road		Bristol		BS2 0TB	
Dysart Road		Grantham	Lincs	NG31 6LL	

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Appendix S1: REG 14: Statutory Responses Sent.

1. Hallam Land/ Taylor Wimpey
Form completed no general comments made
Standard thank you letter & NP timetable sent

2. Aylesbeare PC Form completed, and general comments made.
Standard thank you letter & NP timetable sent

3. Devon Countryside Access Forum
Thank you for your response to the Broadclyst Neighbourhood Plan Reg 14 document.
All responses have been processed by the Overview Steering Group with all the sites being allocated being finally processed on July 2nd 2021.
Below is a personal response to your feedback from the NP Overview Steering Group.
Thank you for details on quite lanes.
We will be working with the CVRP to make Elbury lane a quiet lane, and money from housing (CIL) has been designated in a Community Project: Policy Project 4: Community Infrastructure money from EM2 to go towards the provision of infrastructure near the Site to enable Elbury Lane between the Elbury Farm site and Heath crossroads be downgraded as a quiet lane for pedestrian and cycle and access use only. Potential to for joint project work with CVRP.

Thank you for details on permissive paths and we agree that the Killerton Estate Masterplan providing further NT centres within the Parish will enable further paths to be developed.

We have mapped out future active routes in T4 which are hugely supported and driven by the local communities within the Parish.

4. DCC Historic Environmental Team
Attached file is a personal response to your feedback from the NP Overview Steering Group.
As you have responded to so many policies I have also attached a policy Summary Document so that you can see the changes made.
We have also deleted some policies: CF2,CF4, DH4, H4.

Baseline Information The Devon County Historic Environment Record (HER) records that the plan area contains the following: **Designated Heritage Assets: Grade I Listed Buildings:** **1 Grade II* Listed Buildings:** **7 Grade II Listed Buildings:** **127 Conservation Areas: 1 Scheduled Monument**	Thank you for your detailed response.

	5 Registered Historic Park/Garden **Assets on the Heritage@Risk** **Register Undesignated Heritage Assets:** **c.1224 Historic Environment Team General Advice The historic environment will be a material consideration in deciding many of the planning applications submitted in your area. The National Planning Policy Framework (NPPF, Section 12, 125 Achieving well-designed places), says that Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.** **Also Section 16, 184-202 on Conserving and enhancing the historic environment indicates that plans should make the most of "heritage assets" (archaeological sites, historic buildings, landscapes) by setting out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.** **The production of your Neighbourhood Plan is an ideal opportunity for you to determine what parts of your Historic Environment are important to the community and how they are best managed. You could think about how important these assets are to your community, to Devon or even nationally or internationally.** **Should the site or building be protected from development?** **Could it usefully be reused and incorporated into a development? Or is it not that important?** **What archaeological or historic areas and buildings could be used as community facilities or public open space?** **How can historic sites in the area be made more accessible to the community or linked together by existing or new public rights of way?** **How can historic sites, nature conservation and other local issues, such as highways and flood management, work together to make a better-quality environment all round?**	Information of Heritage assets EDDC planning process automatically takes consideration of the historic environment of sites and has policies that require this the NP is not to duplicate legislation by add a Broadclyst perspective. We have ensured that this has been covered in the DH policies and have added aspects in the site allocation policies.	
	Neighbourhood Plan Overall **Planning policies are well covered and good use of maps. Pleased to see the importance given to the historic built environment, orchards and heritage trails.**	Information only	

Images are generally too small.	Acknowledged	
Individual heritage assets could be included which will emphasise the archaeology in the parish.	Information only	
A Snapshot of Broadclyst, page 8 **Perhaps title this section the History of Broadclyst rather than a snapshot.**	Agreed on change of title Page 9 Full Draft NP Doc	
Spelling error, known should be know - There is coalescence between the Parish and Exeter, making it difficult to known where one boundary stops and the other starts.	Spelling error – thank you	
You could include a brief history of the parish here. It is its history and development that has shaped the parish we see today and given each settlement its special and distinctive character. Earliest settlement dating from the prehistoric to the Romano-British period is indicated by cropmark enclosures, ring ditches and the Iron Age Hillfort at Killerton, a Scheduled monument, (DCC Historic Environment reference: MDV1312, MDV52108, MDV52109, MDV52112, MDV52113, MDV54115). **Also, to include the medieval development of Broadclyst, it is mentioned in the Domesday book 1086, moving through time to include NT takeover of Killerton Estate which leads on to the next chapter.** **The National Trust, page 9 The village is quite unique to Devon in that much of the land, buildings etc are under the National Trust (NT) ownership.**	Acknowledge content of these aspects	
The images are too small, enlarging them and perhaps setting them out as a montage on one page would really give the reader an impression of the influence/characterful nature the NT has had on Broadclyst.	To check image size in final Draft This is in an appendix maybe needs referring to in the NP See suggestions below	
Certain roads are quite a landmark when driving through the parish so would be great to show this. Include an image or two of Killerton	Need to show case history through images agreed on	

House showcasing Broadclyst attractions.	Agreed to include Killerton Image	
Conservation Area, page 9,10 Fig 6. The Conservation boundary currently highlighted light blue on the map could be made darker which will emphasis it. The fonts on the map are also blurry.	EDDC has provided us with a much better map and this will be included.	
Historical Assets p10 The title Historic Assets is a little misleading as this could include Prehistory. Perhaps better to title this Listed Buildings and Structures.	Re title agreed	
Also, worth mentioning a few of the heritage assets which will give readers who know nothing about Broadclyst a sense of its character. For example, Parish Church of St John the Baptist which still retains 14th century material design (MDV10153), the remains of the vaulted undercroft (MDV10167, Scheduled Monument), the 15th century medieval cross located in the church yard (MDV10154, Scheduled Monument), Clyston Mill (MDV19788) and Old Windmill (MDV10152). You can choose to add more.	We are going to include this historical timeframe (as provided) in the Plan In Appendix already maybe add a few to text so that reader goes to Appendix. Add rest to the section above	
Settlements, page 10˜New Strategic Developments should be on a separate line.	Agreed	
Character landscape, page 12 A good place to mention Historic Landscape Characterisation (HLC) which gives more detail on the character of the landscape and how the pattern of small farms, fields and hedgerows has developed since the medieval period. Further information on the HLC can be found at https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/historic-landscape-characterisation/,	Agreed addition of material and to include the ref as a foot note.	
Images of vistas would be a good addition in this section and in the Woodland section.	Need to show case history through images agreed on	
P27, FIG 12 Three possible sites are shown for the allocation of the Community Sports Centre but only two maps are shown in the discussion have you left out one of the maps?	Agreed to Ensure this is included in the Site Allocation Appendix 19	
Chapter 2 Design and Climate Change You have included Heritage under this heading. Perhaps instead, Heritage could have its own	Decided to keep Heritage as part of Design.	

chapter as the Natural Environment has. **Design and Heritage, page 39 You note the importance of conserving and enhancing the historic environment but there is little mention of buried archaeology which is also a material consideration in the planning process.** **There is a very brief mention referred to in DH3. Allocation of land for Development there are several parcels of land within the Broadclyst Parish which have been identified for possible future development. Depending on the individual archaeological potential some sites may require archaeological work either prior to or as a condition of planning application submission.** **See NPPF section 16, paragraph 199.**	This is covered in a community project. Important that the NP does not have to include EVERYTHING. Plan is already dangerously long and difficult to implement. Acknowledge this and that for most sites this will be covered in the planning application process. The NP is implemented with the NPPF and EDLP so duplication is not required. However we have added specific historical requirements in the Policy shown below.

5. Network Rail

9 Network Rail l 19/0121 TO NOTE THIS WAS AN E MAIL RESPONSE added on here for Overview meeting Thank you for consulting us on the Broadclyst Neighbourhood Plan. This email forms the basis of our response. **Crannaford Level Crossing** is within the plan area. This level crossing is a public highway automatic half barrier type crossing. The line speed is 85 mph and currently 26 trains travel along here per day. The usage of the crossing has increased from 89 vehicles to 378 per day, following recent development in this area.	This number of vehicles a day is similar to the level found in the NP traffic surveys 332

Network Rail acknowledges that the Council has previously made improvements to this road crossing but we are concerned that further development in this area, will increase the usage of the crossing to an extent which increases the risk rating, and the safety for users of the crossing. We also have another crossing in the plan area known as **Pinhoe Level Crossing** which is a public highway automatic half barrier type crossing. The line speed is 85 mph and currently 40 trains travel along here per day. The usage of the crossing is currently 2079 vehicles and 243 pedestrians per day. Network Rail is a statutory consultee for any planning applications where development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order); in addition you are required to consult the Office of Rail and Road (ORR). Any development which would result in a material increase or significant change in the character of traffic using a rail crossing should be refused unless, in consultation with Network Rail, it can either be demonstrated that the safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements. With this in mind I would strongly urge that when the council undertakes its viability testing for the Broadclyst	Pinhoe crossing copes with 2079 vehicles and 23 pedestrian per day, so Crannaford crossing will have a similar capacity going into the future. The information in these paragraphs will be sent to landowners of EC2 and EM2. Planning applications and viability will be their responsibility. The NP takes on board information about viability and costs of mitigation. Ultimately it is the landowners that undertake this work the NP is facilitating the development.	

Neighbourhood Plan it considers the impact the plan may have on the railway infrastructure and in particular the Level Crossings detailed above. The cost of mitigating any impact may have a bearing on the viability and deliverability of any such proposed plan. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. The following Policies in Broadclyst Neigbourhood Plan should consider any adverse impact the development will have on **Crannaford level crossing** detailed above: • Policy EC2. Regeneration of Crannaford Site – the regeneration of this site will encourage residents of the new Cranbrook Village to access this development site which includes attractions such as garden centre, play park, café and day nursery; from the village residents will need to go over **Crannaford level crossing**, increasing the use. • Policy EM2. Regeneration of Elbury Farm – this development is located north of Cranbrook Village, residents of this development will be using the facilities located in the village and therefore will again increase the use of **Crannaford level crossing**. Please can you provide the evidence to justify point 6 of this policy?	It is agreed that development of both EC2 and EM2 will increase traffic across the Crannaford crossing. Allocation of sites in a NP provides landowners with the facility to develop these sites, it does not guarantee development. With the recent Covid pandemic the NT has been severely hit development projects. It might be that EC2 remains within the current business model. The type and scale of the development on these sites in the future is therefore not determined. However, the policies have had a specific site requirement added in relation to the Railway crossing, so that each development considers impact. See policies below.

Policy EC2. Regeneration of Crannaford Site

Figure 27 shows the area of Crannaford to be regenerated through refurbishment and selective development to provide flexible commercial space for the following uses:

- **Light industrial (Use Class E(g)iii) OR**
- **Garden centre including a café (Use Class E (a) and E (b)OR**
- **Commercial children's theme park (Use class F2(c).**

Redevelopment and any new development will be subject to the following site specific requirements:

1. **Proposals are not significantly harmful to the amenity of any existing onsite neighbouring businesses and homes.**
2. **Sufficient parking is provided on site to ensure there is no detrimental impact on the effective functioning of the businesses on the site.**
3. **The volume of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan.**
4. **Access onto and off the site to be provided by a shared use drive to accommodate all users.**
5. **Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.**
6. **Flood assessment and mitigation to be included in the Access and Design Statement.**

Policy EM2. Regeneration of Elbury Farm

Figure 31 shows the area of Elbury Farm to be regenerated to provide a new mixed development to include the following:

- **Up to a maximum of 10 dwellings.**
- **Biodiversity Education Centre to include visitor reception and ancillary facilities.**
- **Car parking for visitors and residents.**
- **Up to a maximum of 600m^2 of business space to include Class R.**
- **Business uses Class E(a), E(b), E(g) (i and ii)**

Proposals for Class B2 and B8 would not be supported.

Redevelopment of Elbury Farm site will be permitted subject to site specific requirements:

1. **Differing uses are distributed and located appropriately to minimise 'bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working for employment uses to minimise noise and light impacts,**
2. **Landscape and public realm improvements that improve natural amenity, in particular measures to conserve and enhance biodiversity, including rewilding of the site in line with East Devon's objectives for the Clyst Valley Regional Park to enable this area to develop as a visitor destination.**
3. **Sufficient and safe parking provision with sustainable transport modes prioritised by installation of bicycle parking and/ or electric bike hire provision.**
4. **New access onto and off the site from Crannaford Lane to be provided by a shared use drive to accommodate all users.**
5. **Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.**
6. **Elbury Lane, between the Elbury Farm site and Heath crossroads to be designated as a quiet lane as proposed in the Clyst Valley Regional Park masterplan[1] supported by infrastructure provision through CIL (Policy Project 4).**
7. **The amount of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan.**
8. **Development of the site to enable the farm to be in a High Level Environmental Stewardship Scheme.**

6 East Devon Hockey Club
This is a personal response to your feedback from the NP Overview Steering Group.

CF1 has had some changes see attachment
CF2 the reserve site at Brockhill has been deleted from the NP

Policy CF1. Community Sports Hub

[1] https://clystvalleypark.org.uk/

Land identified in Figure 14 is allocated for a Community Sports Hub development to include the following:

- **An All-Weather Floodlit Pitch**
- **A Community Building**
- **A Separate Secure Storage Building**
- **A Car Park**

Proposals should meet the following site-specific requirements:

1. **Provision of an Artificial Grass Pitch (AGP) Hockey Plus surface or an equivalent surface that provides at least the same range of sporting activities. (For sports see Surface A, Fig 13)**
2. **That the highest standards of lighting required to minimise light pollution, and floodlighting times restricted to a maximum 10:00pm and for the duration of training and pitch use only.**
3. **A Car Park to include provision for movement, turning and designated parking for; coaches, minibuses, bicycles, cars and electric charging points (see Policy T3).**
4. **Car Park to include provision of trees[2]and planting to provide shade and enhance the appearance of buildings and sports pitch [3], enabling on site net biodiversity gain and integration with sustainable urban drainage components. (awaiting a planting specification for car parks eg tree for every 10 parking spaces.)**
5. **Community building to include ancillary facilities: changing rooms, toilets, kitchen, social/ café space, storage space and rooms for meetings, fitness /training area and offices (to include Parish Council office)**
6. **Access will be from the B3181 to include a crossing with lights.**
7. **Pedestrian and cycle access to include safe crossing of the B3181 and an extension of the existing pavement from the bus stop to Dog Village.**
8. **Lands for the provision of a public footpath to the Broadclyst Community Farm is to be safeguarded for future access.**
9. **To enable net biodiversity gain the following landscaping provisions as seen in Fig 13, are to be delivered:**
    - **The southern hedge boundary and part of the copse are to be enhanced and protected.**
    - **A 2m new planted area along the CVCC boundary to be provided except where access is provided.**
10. **To utilise roofs for the generation of on-site renewable energy (see Policy DC1).**

7 Origins / Burrington Estates

Thank you for your comments.
Attached are the policies redrafted, but these might well be redrafted again once they have gone to be checked by AECOM

[2] https://www.tdag.org.uk/trees-in-hard-landscapes.html
[3] www.sportsengland.org.media.car-parking

Policy H3 Heathfield site allocation in Broadclyst Village

Land on the edge of Broadclyst Village identified in Figure 51 is allocated for a small scale development of no more than 16 Houses.

Proposals should meet the following site-specific requirements:

1. **To provide the affordable housing breakdown in Policy H4.**
2. **Provision of a safe vehicular access from Whimple road.**
3. **Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.**
4. **As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.**

Land for the provision of a public footpath to the allotments is to be safeguarded for future access.

Policy DC1. Energy Efficient New Buildings.

<u>Residential Development.</u>

All developments which propose the construction of new housing will be required to include a carbon reduction statement within the design and access statement to the local planning authority.

The carbon reduction statement will demonstrate that proposals are designed, constructed and will perform to deliver at least a 31% reduction in CO2 emissions over Building Regulations Part L (2013), in accordance with the proposed changes to Part L of the Buildings Regulations as set out in the Future Homes Fabric Standards 2019: Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings: Summary of responses received and Government response (January 2021)[4], except where demonstrably unviable to do so, as evidenced by an 'open book' approach to viability.

Should higher standards be adopted either nationally or locally then these will supersede the 31% reduction target, although proposals should still seek to ensure a "fabric first" approach to reducing carbon emissions in accordance with the energy hierarchy provided in Policy DC2.

[4] https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings

Residential dwellings that are proposed to be certified PassivHaus standard will be strongly supported. • **In these instances, a carbon statement will not be required, and it will be sufficient to submit the full PassivHaus Planning Package outputs required to demonstrate that the PassivHaus standard can be achieved.** • **Prior to commencement a 'pre-construction compliance check' completed by a PassivHaus certifier will be required and secured by condition.** • **Upon completion a Quality Approved PassivHaus certificate for each dwelling will be required.** **<u>Non-Residential Development</u>** **The design and standard of any new commercial buildings should contribute to climate change mitigation and net zero targets (2050), by using low carbon build technologies to optimise zero-carbon emissions where possible except where demonstrably unviable to do so, as evidenced by and 'open book' approach to viability.**	

8 LED Leisure.

Thank you for your comments.

Attached are the policies redrafted, please also note that CF2 has been deleted and CF3 and CF4 have been amalgamated.

Reference to the swimming pool is now in the justification section as there is a high level of support for such a facility. While the NP might identify support for a pool, it is beyond its remit to assess whether that would be a 'go-er' or not and equally it offers no promise that such an amenity will ever be delivered by a potential provider.

Policy CF2. New and Enhanced Sport, Recreation & Community Facilities

Proposals for new, or enhanced or extended existing, indoor, or outdoor sport, recreation and/ or community facilities, will be supported where this meets a demonstrated community need.

Development proposals are subject to:

- **the proposal and all ancillary facilities such as changing rooms to be of an appropriate scale and design.**
- **minimising 'bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working to minimise noise levels and light impacts.**
- **sufficient and safe parking provision on site in line with T3.**
- **access arrangements which enable and encourage active travel for pedestrians and cyclists as well as provision of safe vehicular access.**
- **providing an overall gain of community space and /or community use/ provision.**

9 Cranbrook Town Council

Thank you for your comments.

Policy 1 (Community Facilities/Services): The plans to conserve and expand current facilities as well as build new ones are supported	Noted
Policy 2 (Employment and Economy): To aim provide new business space while supporting diversification of existing farm businesses is commendable. Although moving forward looking to develop micro-sized businesses, shared working space and help to develop start-up business which supports local opportunities or meets local needs within the Parish, is essential, there must be the balance to maintain and support food and drink production businesses which link to farming heritage. Site EC1 seem ideal for this as it could provide multi use space.	Noted essential and a balance. EC1 good site for multi-use space
Policy 3(Design/climate): The main actions and projects supported are: 1. reviewing the Parish heritage assets and applying for non-listed assets to be placed onto the EDDC Local Heritage List; 2. to support community led renewable energy production; 3. To support provision of renewable energy generation on new and existing buildings; 4. To provide guidelines on the development of energy efficient buildings.	Noted support for 4 Projects
Policy 4 (Housing): The 20mph Traffic Reduction Order (TRO) on Whimple Road is sensible, considering the location.	Noted support for 20mph
The single self-build/ custom dwellings are an interesting idea, as long as controls over design are in place to encourage the use of buildings that will blend in with the local aesthetic.	Consider if design of self build section is strong enough. H7 & H8 no mention of design. This is now in place.
Policy 5: (Infrastructure/Access): The aims are all supported, if very	

ambitious, as said above. **Policy 6: (Natural Env)**: The aims to regenerate the existing orchards by additional planting is supported as too is increasing accessibility so that the public can enjoy these spaces. **General: No further comments**	Noted and agree Noted and agreed.

10 National Grid Avison Young
No records of assets within the NP
Standard thank you letter & NP timetable sent

11 Forestry Commission:

Forestry Commission	**Overview Steering group comments response:**
Thank you for the opportunity to comment on the Neighbourhood Plan for Broadclyst. I am pleased to see the reference to the protection of ancient woodland. I would advise that the Ancient Woodland Inventory only records to a minimum area threshold, and so smaller woodlands may not appear. Therefore all woodland affected by development should be surveyed to ascertain if it has remnant features that indicate if it is as valuable as	Policy NE1 all woodland affected by development has now been been included.

ancient woodland even though not officially designated and protected as such. I would also suggest a change of wording in Policy NE1 to change 'Ancient Tree' to 'Veteran Tree' as a correction. All ancient trees are veterans but not all veteran trees are ancient. The NPPF refers to veteran trees. Given the current understanding of the benefits of woodland and the threat of climate change I am pleased to see that any loss of woodland biodiversity should look for an in biodiversity. I would suggest that this be made explicitly to refers to woodland canopy cover as well as biodiversity, so that woodland is not lost to be replaced by other valuable habitats (such as wildflower meadow) leading to net deforestation. Otherwise I wish you well with the plan	Policy wording has been changed to veteran tree/s Inclusion in NE 5 of an additional clause on biodiversity gain to extend to a gain rather than a loss of woodland canopy cover. Below are the amended policies	

Policy NE1: Protecting Woodland

In this policy, ancient woodland and veteran trees, are defined in accordance with NPPF Paragraph 17c.

Proposals that result in loss or damage to ancient woodland, veteran trees below will not be permitted.

In woodlands where veteran trees are not impacted, development proposals that would result in the loss, damage, or deterioration of such woodland will not be permitted unless an appropriate replacement planting (NE3), together with a method statement for the ongoing care and maintenance of that planting is agreed.

Proposals for development of woodlands 1, 2, 3 & 6 to create or enhance public access and use will be supported, where they do not adversely impact on ancient or veteran trees.

1. **Ashclyst Forest**
2. **Whitedown and Poundpit**
3. **Paradise Copse**
4. **Rattlecot Wood**

5. **Burrowton Copse**
6. **Danes Wood**

Policy NE3: Tree Replacement Schemes.

A Tree Replacement Scheme located within the Parish is to be provided for development proposals that would result in the removal of one or more trees.

Aspects 1-3 listed below are to be provided as part of the Scheme:

1. **An obligation to replace trees according to Devon 3/2/1/ formula:at least 3 new trees for loss of a large tree, 2 for a medium tree and 1 for a small tree utilising the TDAG[5] tree size specification.**
2. **Planting: in those instances where the replacement trees will not be planted on the same site as the trees removed, the trees are to be planted for both biodiversity value and community benefits, such as:**
   - **For the regeneration and extension of orchards,**
   - **For the creation and enhancement of green corridors,**
   - **For the creation of noise buffers,**
   - **For the creation of and enhancement shelter belts,**
   - **For the creation of and enhancement wildlife corridors,**
   - **In or for the creation of community woodlands andorchards,**
   - **Along streets to create and enhance streetscape,**
   - **Beside rivers to create and or enhance natural floodmanagement.**

3. **To include details on:**
   - **the species of replacement tree to be planted with suitable locally characteristic species, generally of similar expected mature size to that of those to be removed, and**
   - **an ongoing care and maintenance regime which includes details of maintenance responsibility.**

[5] https://www.tdag.org.uk/

Policy NE5: Landscape and biodiversity

Development proposals except for extension and alterations should seek to contribute to a high quality and biodiversity-rich natural environment by:

a) **Retaining and enhancing the existing 8 landscape characteristics (p106) which contribute to the visual richness of the landscape and provide important habitats for wildlife. Where significant impacts on one or more of the characteristics is unavoidable, new planting/habitat creationof equal landscape and visual amenity value should be provided.**
b) **Using locally distinct landscaping and boundary treatments.Preference should be given to native plants species, unless non-native species provide greater biodiversity and habitat net gain.**
c) **Responding positively to the surrounding landscape setting, by being designed and having appropriate regard to the EastDevon and Blackdown Hills Landscape Character Assessment(2019) and relevant Devon Landscape Character Area Assessments.**
d) **Requiring biodiversity gains of 10% on all development and a requirement that developers use the Defra biodiversity net gain metric to calculate the impact of their proposals. Provision of wildlife travel corridors (eg bats, hedgehogs, badgers) enabling movement across roads and gardens are supported as a means of achieving a biodiversity gain. Biodiversity gain to extend to a gain rather than loss of woodland canopy cover.**
e) **Early on-site ecological surveys and evaluation at identified Unconfirmed Wildlife Sites to ensure an appropriate mitigation strategy where appropriate.**

Development proposals in the Parish at Westclyst and Tithebarn are to enhance the urban landscape character areas by the promotion, creation and enhancement of biodiversity, green infrastructure, or habitat creation within these sites.

12 Highways England

The adopted East Devon Local Plan 2013-2031 allocates substantial development within the Broadclyst Neighbourhood Area, with around 5,000 homes already allocated (and partially delivered) at Tithebarn, West Clyst and Pinhoe and commercial development at Exeter Science Park.

Size of new development and new community is well covered in the NP

Highways England has recently been consulted on the East Devon Local Plan Issues and Options report, which forms the first stage of preparing the new East Devon Local Plan 2021-2040. We would welcome clarification on how the Broadclyst Neighbourhood Plan will seek to reflect and align with the emerging Policies and allocations of the overarching Local Plan as this progresses through formal consultation.
We are working in close communication with EDDC, but our Plan will be made before the new EDLP. However, a lot of our policies go beyond the existing plan but with full approval from EDDC who recognise that existing policies are somewhat out of date.

The scale of development and associated policies proposed within the draft Neighbourhood Plan are considered unlikely to result in a severe impact on the safe and efficient operation of the strategic road network. These comments do not however prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time.

Scale of development in the Np has been reduced and we are aware that road infrastructure is predominately rural in size and structure but any development in this area will have a culminative effect on the strategic road network.

13 South West Water.
No specific comments made.
Standard thank you letter & NP timetable sent

14 Historic England

Thank you for your email dated 7th December 2020 consulting us on the Pre-Submission version of the Broadclyst Neighbourhood Plan. We very much welcome the opportunity to comment on such Plans, especially when they have potential to affect our formal interests. Our attention particularly focuses on those Plans proposing to allocate sites for development as these policies are most likely to generate impacts on heritage assets, designated and non-designated, if not properly informed during the site assessment process. For this reason we have produced guidance on, respectively, Site Assessments, Setting of heritage assets, Strategic Environmental Assessments, and Neighbourhood Planning, to assist communities and their advisers in the preparation of their Plans to ensure that harm is not caused to heritage assets and provide evidence to demonstrate conformity with overarching policy for the protection and	NP Overview Steering Group response

enhancement of the historic environment. This guidance can be found on our website via the following links: https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/ https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/ https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/ https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/ From our records it would seem that we have had no previous direct contact with your community in association with the preparation of its Plan and appreciate that this might be the first it has become aware of our guidance. But we did draw attention to the value and application of this guidance to AECOM in our response to their consultation on the associated SEA Scoping Report in July last year, and they are anyway familiar with its relevance through our liaison with them on many other Plans where site allocations are proposed. Its existence may also have been highlighted to your community by East Devon District Council in their own advisory role. We note that the Plan proposes to allocate sites for development through a number of policies – particularly CF1 & CF2, EM1 & EM2, and H1 – H4. It is therefore these policies on which we shall concentrate and our advice can be summarised as follows: 1. We are pleased to note the referencing of our guidance as set out above in the SEA Environmental Report dated December 2020 (p9 and Appendix A – esp p72) but can find little explicit evidence to demonstrate how it has been used to inform the site assessments of those sites proposed for development.	Considered points 123 and add to App 19 PC Sites option Doc a historical perspective. Spoken to SEA and Locality and there is no need to do a separate assessment over and	

2. The AECOM Site Assessment Report of May 2019 sets out in Section 2 (p4) the methodology used but there is no reference to our guidance being applied. The profrorma used is also worded to enquire whether the site is within or adjacent to heritage assets and this does not obviously allow for the consideration of assets further away from the site but whose setting may nonetheless be affected.	above the SEA but as the SEA recommended a concern about master planning and reference to sites being within areas of significant sensitivity for the historic environment. Added historical element to the policy and support of the plans Historic Policies DH 1- 3
3. This is not to automatically dispute the findings of those assessments but it would be helpful for the conclusions for each site to be underpinned by information on the methodology used to ensure that sites are not included in the Made Plan which inadvertently cause harm to heritage assets and may as a consequence be subsequently deemed undeliverable.	Consideration of offsite assets being affected. Built into Silverton Mill Policy and DH1
4. The SEA Environmental and Site Assessment Reports identify those site allocations likely to cause harm to heritage assets and these are summarised in Table NTS1 on page NTS 4 of the Environmental Report . This indicates that the allocation of sites MU5 (policy EM1) and H2 (policy H4) are likely to cause adverse effects to the historic environment (without mitigation measures). However, the detailed assessment of site H2 in the Site Assessment Report (p20) actually concludes that the site is not appropriate as an allocation due to its potential to cause significant effects on the setting of the Broadclyst Conservation Area and on that of the five Grade II Listed buildings located opposite to the site. We can find no additional evidence to substantiate or justify the site's inclusion as an allocation within the Plan or that it can be developed with 20 houses without causing substantial harm to those heritage assets.	Two sites have been withdrawn from the Plan on the basis that development of these sites would inadvertently cause harm to heritage assets and may as a consequence be subsequently deemed undeliverable. These are sites CF2 and H4 Policy H4 has been deleted from the NP as agreed that it would cause substantial harm to those heritage assets .
In terms of a more detailed consideration of the site allocation policies individually:	EM1 supported but policy changed due to historic assets and Killerton SSI and to ensure awareness and that mitigation is a requirement.
5. <u>Policy CF1 & CF2 – Community Sports Hub and Reserve Site.</u> The policy proposes a range of sports related development on the Clyst Vale Community College Site. It is not clear which sites these might be in the AECOM Site Assessment Report due to different referencing and an inability to match the shape and location of the site with those covered by supporting documents. It may be that they are not covered at all as Appendix 19 refers to the sites as CSH B & C and does not suggest that they have been subject to the AECOM consideration.	These 2 sites were not assessed by Aecom, other sites too were also not assessed by AECOM. Noted that appendix 19 needs to be amended so that there is real clarity as to which organisation assessed which sites. Thank you for comment : The final policy coding will be applied in brackets

	Appendix 17 - the related Heritage Impact Assessment – doesn't refer to the sites it considers by site reference or name, and the map in Appendix 1 to the HIA doesn't define the boundary of the site but we believe this may be site H4 as this identifies the Grade II Heathfield Farm some 100m from the site and this is referred to in Appendix 17, the Heritage Impact Assessment. The latter identifies the potential for harm to the setting of the Farm , with more limited potential for harm to the setting of the Grade II Listed Kerswell House and Coggins, and the Conservation Area, due to distance and screening. However, apart from visual impact the Report identifies the potential for harm arising from the recreational use proposed. It is not clear how the conclusion that a full SEA is required has actually assisted in the determination of the suitability of these site proposals, or how the need to avoid harm to heritage assets or to provide adequate mitigation measures has been adequately accommodated within the wording of the policy.	throughout the document so that the process of sites through the various NP stages is clear. App 17 need to explain that this refers to CF2 site. This will be deleted from the Appendix list as CF2 has been deleted from the NP. This will, be done. Thank you
	Overall, we find the relationship between the Plan and its supporting documents concerning these sites somewhat confusing and would recommend clarification in the evidence base to allow better understanding of how this supports the site allocations proposed. App 13 was not available which is the Kileerton Estate master Plan	App 13 was submitted 2 days before the consultation closed which was unsatisfactory and much commented on. App 13 is not adequate and there is need for further work with NT on their sites.
6.	Policy EM1 – Regeneration of Silverton Mill site (site MU5). The policy (referred to as policy EC4 in Appendix 19) has a schedule of outputs including 25 dwellings. While as a brownfield site it clearly has in-principle potential for development there is a need to be sure that the requirements of the policy can be delivered without causing harm to heritage assets. The Site Assessment Report (pp 13 & 70-) refers to the site's location opposite to the Grade II* Registered Park and Garden of Killerton House and the existence of the Grade II* Ellerhayes Bridge in the north west corner of the site, highlighting that inappropriate development has the potential to have adverse effects on the settings of these heritage assets. It also suggests that the site may be appropriate for mixed use development but this would need to be mindful of	EM1: Comments have been well received and at the end the amended EM1 Policy has been provided

	the historic environment constraints. This is reinforced by the SEA Environmental Report which states that the site has <u>significant</u> historic environment sensitivity (p23). Para 5.44 (p46) of the SEA Environmental Report indicates that the regeneration of the site seeks to complement Killerton Park and enhance opportunities for the understanding and enjoyment of Killerton House as a key heritage destination. But while this is a laudable and in principle supportable aspiration it is not clear whether and how the significance of relevant high value designated heritage assets has informed the specific provisions of the policy in the necessary demonstration that they can be delivered without causing harm to the assets in question. We would therefore recommend that this gap in the evidence base is addressed.	To consider the need for NT to make this assessment and to add to their document extra material required on how they can be delivered without causing harm to the assets in question.
7.	<u>Policy EM2 – Regeneration of Elbury Farm (site MU8).</u> The policy (referred to as policy EC5 in Appendix 19) proposes a range of development including 10 new dwellings. It is identified as biodiversity rich landscape in the Killerton Estate Masterplan but this document is not available on the Plan's website and while the principle of development is unlikely to be an issue it is not clear whether and how the Masterplan might also identify development opportunities and the basis for this. The Site Assessment Report (pp17 & 86-) and SEA Environmental Report (p24) assert that the site is not constrained by historic environment considerations as it is not in proximity to heritage designations or assets. But as we have emphasised above, proximity or intervisibility is not in itself an automatic or accurate indication of potential for impact on the settings of heritage assets, and evidence on the methodology used to allow for this conclusion would be helpful.	To consider a need to provide further evidence from NT: proximity or intervisibility is not in itself an automatic or accurate indication of potential for impact on the settings of heritage assets. Comment repeated for all sites. The level of methodology utilised is within NP parameters. The inclusion of DH1 ,2,3, ensure that assets and their settings are part of site specific development.
8.	<u>Policy H1 – Blackhorse gardens site (site H3, though referred to as site 9 in Appendix 19).</u> The policy proposes 2 live-work units and 2 houses on this open site. As with policy EM2 above, the	

	Site Assessment Report (pp11-) and the SEA Environmental Report (p32) essentially assert that there are no historic environment constraints. Again, evidence of the methodology used to arrive at these conclusions would be helpful.		
9.	Policy H2 – Clystlands site at Broadclyst Station (site H8). The policy proposes 24 dwellings and associated development. The Site Assessment Report (pp27 & 37-) and SEA Environmental Report (p36) state that the site is not in proximity to heritage designations or assets. Evidence of methodology used would be useful.	To include consideration of Grade II Listed Heath Gardens being some 90m to the northeast of the site	
10.	Policy H3 – Heathfield site in Broadclyst Village (site H6). The policy proposes 16 houses on the site. The Site Assessment Report (pp25 & 26 -) and the SEA Environmental Report (p34) state that there are no historic environment constraints. Reference is made to the Grade II Listed Heath Gardens being some 90m to the northeast of the site but the basis for concluding that there will no impact in its setting is unclear. More evidence to substantiate this conclusion would be useful.		
11.	Policy H4 – Jarvishayes site in Broadclyst Village (site H2). The policy proposes 20 houses on this open site. The Site Assessment Report (p20) and SEA Environmental Report (pp31 & 46 – para 5.41) draw attention to the extensive schedule of heritage considerations and the potential for significant (harmful) effects which development in principle is likely to have on the setting and views into and out of the Conservation Area, the setting of the Grade II Newbuildings, and the Grade II Prior's Court.	Thank you for your comments they were utilised in the decision making process. This site has been deleted from the NP	
	AECOM do not recommend the site for development but it is proposed for development regardless, apparently on the basis of public support (Appendix 19). The policy requires a Heritage Impact Assessment (HIA) and streetscape assessment and high quality housing scheme which respects the heritage assets identified, but we can find no evidence to demonstrate that the site is capable of delivering the stated development without causing harm given its in-principle unsuitability which the Site Assessment Report and SEA Environmental Report identifies.		

We would therefore advise that further evidence be produced to support the policy as proposed, to demonstrate that it can be developed without causing harm to heritage assets or with appropriate minimisation of harm or mitigation measures, or for the allocation to be reviewed against alternative sites. Based on our observations above, we do not believe that as it stands the Plan and its evidence base has taken adequate account of relevant heritage considerations in order to be able demonstrate an appropriate level of conformity with overarching policy in the National Planning Policy Framework (NPPF) and Local Plan for the protection and enhancement of the historic environment. We would therefore encourage your community to address the points set out above before formally submitting your Plan for Examination. We would recommend liaison with East Devon District Council planning and conservation officers on the necessary exercises. Elsewhere in the Plan, we applaud the extent to which your community demonstrates how it values its distinctive local historic character and how this is reflected in the range of related policies. In particular, we note policy DH3 which promotes the restoration of locally valued heritage assets, which in our experience is a first for Neighbourhood Plans being produced in the South West. Our congratulations on your community's progress to date.	Acknowledge comments on: Distinctive local historic character and how this is reflected in the range of related policies. Policy DH3 which promotes the restoration of locally valued heritage assets, which in our experience is a first for Neighbourhood Plans being produced in the South West. Attached are policies. DH123 EM1, H3

Policy H3 Heathfield site allocation in Broadclyst Village

Land on the edge of Broadclyst Village identified in Figure 51 is allocated for a small scale development of no more than 16 Houses.

Proposals should meet the following site-specific requirements:

1. **To provide the affordable housing breakdown in Policy H4.**
2. **Provision of a safe vehicular access from Whimple road.**
3. **Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.**
4. **As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.**

5. **Land for the provision of a public footpath to the allotments is to be safeguarded for future access.**
6. **For site design and layout to consider Grade II Listed Heath Gardens being some 90m to the northeast of the site.**

Policy EM1. Regeneration of Silverton Mill Site

Figure 30 shows the area of Silverton Mill to be regenerated to provide a mixed use development for the Killerton Estate to include the following:

- **Up to a Maximum of 25 dwellings;**
- **A car park for access to Ellerhayes Bridge;**
- **Centre for water activities and recreation uses;**
- **Class E Café and/ or retail;**
- **Visitor Centre and ancillary facilities;**
- **Car Parking;**
- **A total of 2000m^2 of employment space for Class E use.**

Proposals for B2 and B8 use would not be supported.

Development of the site to facilitate enhancement to the fabric and setting of heritage features and assets to support heritage-led regeneration of key sites (policy DH1 & DH3) to ensure no significant adverse impacts to the site and the adjacent Killerton SSI.

Development of the site to consider, ecological and flood risk constraints, through delivery of high-quality design and layout which enable local enhancements to be secured.

Redevelopment and expansion of Silverton Mill site will be permitted subject to site specific requirements:

1. **Differing uses are distributed and located appropriately to minimise 'bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working for employment uses to minimise noise and light impacts'**
2. **To provide landscape and public realm improvements that improve arrival experience and enable this area to develop as a leisure destination.**
3. **To provide new pedestrian and cycle paths to access the site, to facilitate access from the B3181 and the public bus stop.**
4. **Sufficient and safe parking provision with sustainable transport modes prioritised by installation of bicycle parking and/ or electric bike hire provision.**

Policy DH1. Historic Character.

History and historical development have shaped the parish we see today and has given each settlement its special and distinctive character. Any new development which will harm a heritage asset, or the setting of a heritage asset, will not be supported unless the public benefits substantially outweigh the harm.

All new development:

- **Affecting the Broadclyst Conservation Area and / or**
- **Affecting a heritage asset or its heritage landscape setting (Appendix 7)**

will be expected to conserve or enhance the positive attributes of the heritage asset.

To be supported, new development should provide a detailed design and layout proposals for the site to reduce impacts on the historic environment to include features such as the:

1. **Conservation and enhancement of designated and non-designated heritage assets and their settings;**
2. **Maintaining the historic pattern of development by building in context to the historical area and /or asset;**
3. **Complementing the human scale, height and massing of the existing historic development in the immediate streetscape and in the wider setting;**

Reinforcing local identity either by use of the traditional materials found in the Conservation Area and in other historical structures, or by using contemporary building materials that improve the energy efficiency or renewable energy generation capacity of the building which are sympathetic to the existing architectural style.

DH2. Development of existing buildings in and adjacent to the Conservation Area

Proposals for the conversion and or extension of existing buildings within or adjacent to the Broadclyst Village Conservation Area are required to ensure that design of the following:

- **Boundary treatments (appropriate materials, height and scale)**
- **Signage**
- **Overhead lines**
- **Infill development at appropriate scale and density**
- **Green spaces**
- **Parking**
- **Palette of materials**
- **Appropriate scale and sensitive energy efficiency measures in historic buildings will be encouraged.**

will facilitate enhancements to the fabric and setting of heritage features, and support heritage-led regeneration of key opportunity sites and do not lead to loss of character and/ or intrusion into the Conservation Area and safeguard the special characteristics of these heritage assets for the future.

15 NHS Torbay and South Devon
The information you have provided was a rich source of data and provide evidence behind community need and the policies of the plan.
This material will be included in the Infrastructure and access and community facilities chapters in a final version of the Neighbourhood Plan.

Noted that in Devon the

- Demands for GP appointments and primary care services across Devon are significantly higher than the rest of England and in particular:
- GP's in Devon see 33% more patients via a Face to Face (F2F) appointment than the national average
- Appointments for GP's in Devon (F2F, Telephone, Video etc) are 44.4% higher than the national average.
- Acknowledge that all GP surgeries within the Parish are OVER capacity.

HOUSING

NP impact on NHS is a growth of 100 houses over 10 year period, this is insignificant in relation to the scale of EDDC Strategic house growth in the Parish.

INFRASTRUCTURE

Noted that traffic and parking close to patient homes is a problem.

Home visiting times for GPs severely impacted by increase in traffic on the roads and issues with car parking at or near patient's homes.

This evidence will go into the Infrastructure and Access Chapter as evidence for parking and of travel times and traffic volumes.

COMMUNITY FACILITIES :

To note in justification for policy CF2 the need for NHS premises development and expansion.

16 Natural England

Natural England Broadclyst Neighbourhood Development Plan - Pre-Submission (Regulation 14) Thank you for your consultation on the above dated 07 December 2020. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the naturalenvironment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.	NP Steering Group response

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where theyconsider our interests would be affected by the proposals made. Regulation 14 Draft Broadclyst Neighbourhood Development Plan **Recreational Disturbance:** We welcome acknowledgement of the European Sites Mitigation Strategy, and advise that the housing allocation policies detailed in the Neighbourhood Plan cross-reference to Strategy 47of the East Devon Local Plan[1]. This strategic approach to mitigation will need to be reflected in the Habitats Regulations Assessment (HRA) for the Neighbourhood Plan, which Natural England will discuss with East Devon District Council upon formal consultation. Additionally, Natural England will seek to understand whether the development allocated as part of the Neighbourhood Plan is reflected in, or is in addition to, thegrowth allocated as part of the Local Plan. **Silverton Mill (Policy EM1):** We note that the proposed development at	An HRA will be completed by an external consultant and will be submitted at Reg 16. Housing provision: The housing provision in a NP can be part of the development allocated in the LP. Broadclyst village is regarded as a sustainable village and acceptable for development. The HNS also revealed a local housing need for both market and affordable housing. Strategy 6 of the EDLP allows for development being brought through by Neighbourhood Plans Where a local community prepare a Neighbourhood Plan they may specifically allocate sites and/or include criteria based or other policies for promoting development/land uses beyond the boundary. Such 'outside of boundaries' policy provision would supersede relevant constraint considerations set out in 'Strategy 7 - Development in the Countryside' and also other relevant constraint policies. The policy and the section has been rewritten to include the	

Silverton Mill, detailed in Policy EM1, is. Whilst we acknowledge that the Policy details some safeguardingprinciples, we recommend including specific reference to ensuring impacts on Killerton SSSI are avoided.	fact that this site is located adjacent to Killerton SSSI and there is a specific reference to ensuring impacts on Killerton SSSI are avoided. (See Policy EM1)	
Clystlands (Policy H2): We note the proximity of the Clystlands allocated site to the project area identified aspart of the Clyst Valley Regional Park (CVRP) for *"Habitat creation, carbon storage, boardwalk trail, picnic area"* [2]. We would welcome acknowledgment of the CVRP in the policy, and note the opportunity for the Neighbourhood Plan and CVRP to support each other in their objectives.	Need to ref CVRP in the policy. This could not be done before as EDDC had not released the CVRP Masterplan **See Policy H2 for addition and all the projects listed below** Community projects involving joint working with CVRP. **Policy Project 4:** Community Infrastructure money from EM2 to go towards the provision of infrastructure near the Site to enable Elbury Lane between the Elbury Farm site and Heath crossroads be downgraded as a quiet lane for pedestrian and cycle and access use only. Potential for joint project work with CVRP. **Policy Project 6:** Community Infrastructure money to go towards the funding of new active travel routes in Policies **T1, T2, and T4.** **Community Action / Projects able to use Community Infrastructure Levy and or Parish Funding.** **All projects in this chapter are potentially joint projects with CVRP** 1. Community Planting Schemes for: • New orchard trees for the regeneration and extension of orchards in the Parish. • Natural flood management. 2. Enhancing the accessibility, biodiversity, and community and/or educational value (including seating) of Chapel Orchard in Dog village (Broadclyst Village). 3. Identifying and safeguarding further areas of land for wildlife, landscape, amenity, climate change mitigation/adaption outside Broadclyst village as future local green spaces for the community to use	

	and have access to. Local Green Space is specifically sought close to the following settlement areas of: • Westclyst • Blackhorse • Broadclyst Station **Policies that will be able to use Community Infrastructure Levy Funding** **Policy Project 7:** Community Infrastructure money to go towards the funding of planting schemes specified in Policies: **NE2, NE3 and NE7**	
Policy EM1. Regeneration of Silverton Mill Site **Figure 30 shows the area of Silverton Mill to be regenerated to provide a mixed use development for the Killerton Estate to include the following:** • **Up to a Maximum of 25 dwellings;** • **A car park for access to Ellerhayes Bridge;** • **Centre for water activities and recreation uses;** • **Class E Café and/ or retail;** • **Visitor Centre and ancillary facilities;** • **Car Parking;** • **A total of 2000m^2 of employment space for Class E use.** **Proposals for B2 and B8 use would not be supported.** **Development of the site to facilitate enhancement to the fabric and setting of heritage features and assets to support heritage-led regeneration of key sites (policy DH1 & DH3) to ensure no significant adverse impacts to the site and the adjacent Killerton SSI.** **Development of the site to consider, ecological and flood risk constraints, through delivery of high-quality design and layout which enable local enhancements to be secured.** **Redevelopment and expansion of Silverton Mill site will be permitted subject to site specific requirements:** **5. Differing uses are distributed and located appropriately to minimise 'bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working for employment uses to minimise noise and light impacts'**		

6. To provide landscape and public realm improvements that improve arrival experience and enable this area to develop as a leisure destination.
7. To provide new pedestrian and cycle paths to access the site, to facilitate access from the B3181 and the public bus stop.
8. Sufficient and safe parking provision with sustainable transport modes prioritised by installation of bicycle parking and/ or electric bike hire provision.

Policy H2: Broadclyst Station: Land between Shercroft Close and Cotterell Road,

Land at Broadclyst Station identified in Figure 50 is allocated for 24 residential dwellings to include the following:

- **12 affordable houses (providing the affordable housing breakdown in Policy H4.)**
- **5 self-build plots**
- **7 open market houses**
- **Children's play provision (LEAP – local equipped area of play)**
- **Provision of land for a 5m pedestrian and cycle lane for the Cranbrook to Exeter Cycle route.**
- **Landscaping to include a new hedgerow with trees along the Station Road boundary of the site.**

Proposals should meet the following site-specific requirements:

1) **Provision of access provides active travel to houses, play area and onto the Exeter Cranbrook – Exeter cycle path. ***
2) **A comprehensive scheme for some of the residential development to follow the existing linear development pattern to be included. ***
3) **For flood risk and ecological constraints to be assessed and mitigated due to site proximity to the Clyst Valley Regional Park (CVRP) for "habitat creation, boardwalk trail, and picnic area".**

Provision of two community facilities benefitting Broadclyst Station community (bullet point 4 and 5 above) to be taken into consideration in site viability.

***The provision of 1 and 2 above are to be designed in alignment with the Bluehayes (Cranbrook Western expansion zone)**		

17 Environment Agency

Regulation 14 Draft Consultation of the Broadclyst Parish Neighbourhood Plan Thank you for your consultation of 7th December 2020 providing us with the opportunity to comment on the pre-submission (Regulation 14) version of the Broadclyst Parish neighbourhood plan.	
Plan objectives We support the neighbourhood plan's overarching objectives. In particular, we are supportive of the recognition of the impacts of climate change under the design objectives (page 15). Similarly, we are supportive of the Natural Environment objectives (page 18) which aim to enhance biodiversity, and to reduce the impact of flooding on the parish through the use of natural flood management techniques.	Acknowledge support of objectives.
We are glad to see the recognition of flood risk under the section 'Rivers and flood land' (page 12) within 'A snapshot of Broadclyst parish'. We would encourage reference to the importance of preserving and enhancing the functionality of the floodplain areas considering the significant role they have in water storage during flood events.	Added to Rivers and flood land' (page 12) within 'A snapshot of Broadclyst parish'. *the importance of preserving and enhancing the functionality of the floodplain areas considering the significant role they have in water storage during flood events.*
We welcome the range of environmental policies set out in the plan. In particular, we are supportive of the Design and Climate Change policies. We suggest including a reference to the increased severity and	**Added to the Document** Add ref to the increased severity and frequency of flooding under the impacts of climate change (page 45).

frequency of flooding under the impacts of climate change (page 45). The key design considerations for flooding (on page 46) should also include the provision for on-going and future maintenance of assets, such as flood defences and allowances for flood resilient and flood resistant construction.	Add the provision for on-going and future maintenance of assets, such as flood defences and allowances for flood resilient and flood resistant.	
Policies We are supportive of policy **DC3: Sustainable Drainage** and we would recommend including Natural Flood Management as one of the natural features listed in the policy. We promote working with natural processes as an effective and multi-beneficial way to alleviate flood risk.	**DC3 has been amended see Policy DC3** To include Natural Flood Management as one of the natural features listed in the policy. Add to justification that EA promote working with natural processes as an effective and multi-beneficial way to alleviate flood risk.	
We recognise the importance of provision of caravan and camping sites in the parish, set out in policy **ET3** however, we advise that such developments are considered as 'more vulnerable' in accordance with the planning practice guidance (PPG), and that any site proposed for such use should be assessed in relation to the flood risk characteristics of the location. It may be prudent to include this consideration in the policy wording.	ET3 As part of PPG the LA would pick this up at the planning application stage. NPs are encouraged to not replicate NPPF, PPG and LA policies / material.	
Point 3 of the justification of policy **EA1** identifies the important role that agricultural land will have relating to climate change, and biodiversity. It notes that these areas could be 'natural flood land' however, we would encourage you to promote and support the targeted adaptation of land use to focus on natural flood management to combat climate change.	EA1 has been altered to focus on conversion and new development proposals not agricultural land use advice.	
Point 5 under 'Future of the Broadclyst Parish Natural Environment' references surface water flooding as a result of the river network in the parish however, we would advise that both river (fluvial) flooding and surface water flooding are considered, as they both are, later in the paragraph.	Point 5 Changed to say that both river (fluvial) flooding and surface water flooding.	
Policy **NE2: Green corridors** considers the importance of habitat connectivity for wildlife and the requirement of any. We would support the policy encouraging that any loss is not only compensated for, but also that a net gain is sought in line with the Government's 25 Year	NE2 consider adding bullet points after must provide: appropriate replacement planting resulting in a net gain in line with the Government's 25 year Environment Plan and, a method of……	

Environment Plan. This relates to policy **NE5: Landscape and biodiversity**, specifically part **(d)** which identifies the requirement for developers to use the Defra matric for calculating biodiversity net gain provision which we support. We are supportive of policy **NE7: Flood Management** in seeking to improve river and stream management to reduce the impacts of flooding. We suggest including wording within the policy which supports schemes which enhance and improve soil/land management for the benefit of natural provided in support of flood management. Within the justification of the policy, it is important to include reference to the use of effective surface water management schemes to embrace the principle of Sustainable drainage systems (SuDS). It would be prudent to include discussion within the justification of the policy which recognises the need to steer development to areas of lowest flood risk, in line with the National Planning Policy Framework (NPPF). Notwithstanding this, we support the reference to seeking opportunities for enhancement of biodiversity habitat creation and water quality. Point 7 under justification of policy **NE7** identifies the issues surrounding water quality in the plan area, and the common reasons for poor ecological status relating to agricultural practices and land management. It may be prudent for the plan to promote best agricultural practice and measures to mitigate the risk of pollution to the watercourses. As a note, point 3 within this section references figure 14 where we think this should actually be figure 64. Also, point 4 in this section only lists one sub-point but it is labelled as 'b)'. **Allocated development**	WE have been encouraged to not repeat policy information in the Plan. NE2 has been strengthened and changed. NE 2 Agreed to add a cross reference to NE5d regarding 'replacement' for loss of green corridors in the justification section. change wording in NE7 : Add bullet on schemes which enhance and improve soil/land Have changed the wording of this policy to emphasise natural flood management schemes NE 7 Justification section: Agreed to include reference to the use of effective surface water management schemes to embrace the principle of Sustainable drainage systems (SuDS). To include recognition of the need to steer development to areas of lowest flood risk, in line with the National Planning Policy Framework (NPPF). To be placed in justification To include the promotion of best agricultural practice and measures to mitigate the risk of pollution to the watercourses. Typing Errors: noted	

With regards to policy **EC2: Regeneration of Crannaford Site**, we recommend that the policy, and/or the supporting text where appropriate reference the need for proposals to fully consider the flood risk constraints of the site, including safe access/egress, ensuring that there is no increase in flood risk to third parties and where possible reducing flood risk, consistent with the NPPF.	EC2 site specific bullet point added; **Flood assessment and mitigation to be included in the Access and Design Statement**	
Similarly, policy **H1: Blackhorse gardens site allocation at Blackhorse** and **H2: Clystland site allocation at Broadclyst Station** should include wording stating the need for any proposal to consider flood risk constraints of the sites.	H1 not relevant H2 added **For flood risk and ecological constraints to be assessed and mitigated due to site proximity to the Clyst Valley Regional Park (CVRP) for "habitat creation, boardwalk trail, and picnic area".**	
We support policy **T1: New pedestrian and cycle route** and **T2: Pedestrian and cycle bridge over the Waterloo railway line** and recognise the importance of providing safe infrastructure for active travel and sustainable transport, including the benefits to health and wellbeing of recreational schemes. We highlight that much of the land allocated in policy **T2**, figure 52 for the bridge over the railway is at risk of flooding. Therefore this constraint will be an important consideration for the provision, location and design of a bridge.	Added bullet point list: **Provision, location and design of bridge to take into consideration flood risk.**	
Strategic projects The plan identifies strong links to the Clyst Valley Trail (CVT) and Clyst Valley Regional Park (CVRP) and section 6 of the plan (Natural Environment) discusses these projects specifically. We supportive the creation of the CVRP and have been consulted on the masterplan document for the project. The CVRP represents a fantastic opportunity to enhance flood management, water quality, and aquatic and floodplain habitats and species. The Broadclyst Neighbourhood Plan has the opportunity to promote collaborative working with the CVT and CVRP to achieve the desired green infrastructure and the overall promotion of sustainable development.	Need to ref CVT &CVRP in the policy. This could not be done before as EDDC had not released the CVRP Masterplan Community projects involving joint working with CVT/ CVRP. **See Policy H2 for addition and all the projects listed below** Community projects involving joint working with CVRP. **Policy Project 4:** Community Infrastructure money from EM2 to go towards the provision of infrastructure near the Site to enable Elbury Lane between the Elbury Farm site and Heath crossroads be downgraded as a quiet lane for pedestrian and cycle and access use only. Potential for joint project work with CVRP.	

Policy Project 6: Community Infrastructure money to go towards the funding of new active travel routes in Policies **T1, T2, and T4.**

Community Action / Projects able to use Community Infrastructure Levy and or Parish Funding.

All projects in this chapter are potentially joint projects with CVRP

4. Community Planting Schemes for:
    - New orchard trees for the regeneration and extension of orchards in the Parish.
    - Natural flood management.
5. Enhancing the accessibility, biodiversity, and community and/or educational value (including seating) of Chapel Orchard in Dog village (Broadclyst Village).
6. Identifying and safeguarding further areas of land for wildlife, landscape, amenity, climate change mitigation/adaption outside Broadclyst village as future local green spaces for the community to use and have access to. Local Green Space is specifically sought close to the following settlement areas of:
    - Westclyst
    - Blackhorse
    - Broadclyst Station

Policies that will be able to use Community Infrastructure Levy Funding

Policy Project 7: Community Infrastructure money to go towards the funding of planting schemes specified in Policies: **NE2, NE3 and NE7**

Policy NE2: Green corridors.

The following woodlands in Figure 61 and 62, which have been demonstrated to be of significant value to the local community are allocated as green corridors.

1. **Moonhill Copse (Westclyst)**
2. **Ash Copse (Westclyst)**

Development proposals that would result in the loss, damage, or deterioration of these green corridors will not be permitted.

Development proposals which enhancement these green corridors will be supported where they create or enhance public access.

Policy DC3: Sustainable Drainage

All new residential and commercial developments are required to demonstrate a net reduction in surface water runoff through inclusion of sustainable water management recycling design features to minimise the impact of development upon the drainage regime of the Parish's rivers, reduce incidents of localised flooding, and to maximise water storage and controlled release.

Use of DCC[6] natural flood management and artificial drainage systems (SuDS) guidance and water recycling features are supported and encouraged such as:

- **permeable paving, driveways and parking areas;**
- **water harvesting and water storage features;**
- **green roofs;**
- **swales;**
- **soakaways;**
- **retention ponds;**
- **filter strips; and/or**
- **detention basins.**

SuDS measures should not only deliver effective water attenuation, but should also be designed to enhance the local environment and seek to provide additional benefits including:

1. **water treatment and the removal of pollutants;**
2. **infiltration and groundwater replenishment;**
3. **recreation and amenity space provision; and**
4. **biodiversity and habitat creation.**

[6] DCC :- https://www.devon.gov.uk/floodriskmanagement/natural- flood-management/

Proposals to retrofit, convert or extend existing properties will be required to comply with the above where appropriate.

To maximise water infiltration all development proposals are required to minimise the amount of green space lost to hard surfacing.

18
SEA Aecom
Standard thank you letter & NP timetable sent including:
We have deleted policies: CF2, CF4, DH4, & H4,
We have had to include historic aspects to the allocated sites specific requirements to address issues that Historic England raised.
The reg 16 document is much better having gone through all the Reg 14 responses

19
HRA Aecom:
Standard thank you letter & NP timetable sent including:
We have deleted policies: CF2, CF4, DH4, & H4.
The reg 16 document is much better having gone through all the Reg 14 responses

20
Bishops Clyst PC
Standard thank you letter & NP timetable sent including:

21
DCC Planning, Transportation and Environment
Thank you for your response to the Broadclyst Neighbourhood Plan Reg 14 document.
All responses have been processed by the Overview Steering Group with all the sites being allocated being finally processed on July 2nd 2021.
Attached is a personal response to your feedback from the NP Overview Steering Group.
As you have responded to so many policies I have attached a policy Summary Document so that you can see the changes made.
We have also deleted some policies: CF2,CF4, DH4, H4.

ITEM	REF POINT	COMMENTS	
Minerals and Waste Planning			
1	Introduction	Welcome the acknowledgement of the role of the Minerals and Waste Plans in the introduction.	ok
2	Policy DC4: Residential Storage	Welcome the inclusion of storage and collection for refuse and recycling materials within this policy which is also required through Policy W4: Waste Prevention of the Waste Plan.	Support for

3	Renewable Energy Section (page 54)	This acknowledges the potential to utilise waste heat from energy from waste processes and refers to the permitted but not yet constructed energy from waste facility at Hill Barton. We would support the utilisation of any waste heat from this facility which would enhance the efficiency of energy recovered and the sustainability credentials of the plant. The Waste Plan policies also support using waste heatfrom energy from waste processes, specifically part 1. (d) of Policy W2: Sustainable Waste Management and part 5 (b) of Policy W6: Energy Recovery.	Include this in the justification section The Waste Plan policies also support using waste heat from energy from waste processes, specifically part 1. (d) of Policy W2: Sustainable Waste Management and part 5 (b) of Policy W6: Energy Recovery.	
Highways and Transportation				
4	Policy CF1: Community Sports Hub	It is not clear that access from B3181 is achievable either technically or within land ownership for this site. In principlecould be acceptable but may need rearrangement to B3181 in terms of right turn provision (achieved by lining rather than widening) and advance signage of the playing fields to ensure drivers are not confusing a right turn signal with the right turn island shortly after. Proposals should also include provision for pedestrians to cross into the site (as likely to have locals, including youngerusers, coming by foot) - possibly requiring a refuge island onthe B3181. Welcome reference to cycle parking and charging points forelectric vehicles (EV), and suggest that throughout any reference to parking should include: - EV or potential for EV where feasible - Cycle parking	Need to ensure Map of the site shows access onto B3181 within land ownership. Details in yellow need to be kept by PC clerk if site comes forward. There has been an addition of access site specific Requirements added to Policy CF1 There has been an addition of pedestrian access site specific requirements added to Policy CF1 EV included in Policy T3	
5	Policy CF2: Reserve site for Community Sports Hub	Query point 4 as access is from Station Road	CF 2 has been deleted from the NP.	

6	Policy CF3: New Sport and Recreation Facilities	Parking should include cycle parking	bullet point 3 now includes this

7	Policy DC4: Residential Storage	Could include guidance about suitable sizes for cycle storage, or perhaps that garages are large enough to accommodate this. (ECC have sizes in their residential design guide of 3.5m x 6m or 3m x 6.5m as being acceptable for parking and cycle storage).	DC4 garage size provided in the policy
8	Policy EC1: Regeneration of Beare Farm	Unclear if sustainable modes includes EV, or if this expects provision for EV charging.	EV is in policy T3
9	Policy EC2: Regeneration of Crannaford Site	Point 3 (requiring new ped/cycle paths to the site) may ransom or make this undeliverable. A shared use drive would probably be suitable for all users given the level of movement. Recognise the intent is positive and aligned with policy, but perhaps should be softened to improve or support ped/cycle access. Requirement 5 also feels onerous, provided scheme does not lead to queuing onto the highway adjacent the level crossing, consider there could be some flexibility on this.	Points 3 & 5 and 5 discussed Policy adjusted See EC2
10	Policy H1: Blackhorse gardens site allocation at Blackhorse	Points in 3 are desirable, suggest that if development can achieve the access requirements then a detailed transport assessment is excessive. The key issue is layout and access.If that is achieved a TA is probably unnecessary, and a Transport Statement would be fine.	Change to: Transport Statement to show layout and access has been put into Policy H1
11	Policy H2: Clystlands site allocation at Broadclyst Station	Welcome reference to cycle route, and provision for 5m strip of land for the pedestrian and cycle path. With the exact location of a crossing on Station Road still to be finalised, there needs to be some flexibility so that the alignment matches provision through new community on other side of road and that any landscaping on the boundary does not restrict locations that the routes can meet.	Agree that bigger picture is still unknown. To be discussed. 2 bullet point starred so that design and provision of these are in alignment with Blue Hayes infrastructure. See H2

12	Policy H3: Heathfield site allocation in Broadclyst Village	Would be sensible to ensure a route for pedestrians through to south/eastern boundary is provided/safeguarded.	Discussed Bullet 3 reworded see H3
13	Policy T1: New pedestrian and cycle route	Support the aspiration. However, there is little details of how this is to be achieved. Some clarity on what is proposed, and integration with other proposals, such as Clyst Valley Way would be beneficial. Suggest also includes connection to planned Cranbrook to Mosshayne strategic trail (which would then provide another link from Broadclyst into the Exeter Cycle Network). Perhaps this policy could be combined with policy T4?	Discussed. Cranbrook to Mosshayne trail does not help with movement to and from Broadclyst village and CVCC to Broadclyst Station & but it but it could link with it to allow a Blue Hayes link. There are no north south infrastructures provided by CVRP.T1 and 2 Priority is north south route. Discussed move to T4? Against this as it would water down the priority of this provision.
14	Policy T2: Pedestrian and cycle bridge over the Waterloo railway line	Support concept and recognise an important part of any north south route. Such a structure would have significant cost and may only be deliverable as part of any infrastructure enhancement to the rail line (which is included in the Exeter Transport Strategy 2020-2030).	Not expecting the NP to deliver this but to support delivery of such a development. Will put into in in justification details ETS 2020-2030
		If any parts of the purple zone are outside easy walking distance, then perhaps should not be included in the zone. Suggest either amend length of colour, or remove that bullet point.	Considered. Purple zone length reduced. Policy amended to specify walking distance.
15	Policy T4: Active travel infrastructure for commuting and leisure	The map of routes could be more explicit regarding standard of route and/or key priorities. Proposals for low traffic neighbourhoods could be part of the delivery package of Clyst Valley Trial, and if there was local support this is something we could help support (although not immediately clear where would be provided in the parish).	Map looked at. Agreed several Maps to be provided in an Appendix with one overall one within the body of the text. To discuss: no specific sites were identified. LTN described in this policy but specified in D1 and Policy H6.

Flood Risk Management			
16	General	Overall, we are encouraged and supportive of this thorough Neighbourhood Plan that acknowledges the importance of good flood risk management.	
17	Policy DC3: Sustainable Drainage	The policy should indicate a preference for natural SuDS (Sustainable Drainage Systems) as these offer the multiple benefits. Artificial SuDS can include underground attenuation which stores water and releases at a controlled rate but doesn't have those wider benefits. Developments may struggle to increase the amount of surface water infiltrating into the ground, unless infiltration is a viable method for managing surface water within a site (testing is required to demonstrate the viability of infiltration). Re-using rainwater can reduce the amount of rainfall draining to the surrounding sewers and watercourses, however, suitable restricted overflows should be designed to ensure that rainfall can be appropriately managed shouldthe rainwater harvesting tanks be full before a rainfall event occurs. Hydroelectricity schemes and other works within watercourses are likely to require Land Drainage Consent or Flood Activity Permits depending on the watercourse designation. The policy may benefit by referring to existing guidance such as Devon County Council's Sustainable Drainage Guide - https://www.devon.gov.uk/floodriskmanagement/planning-and-development/suds-guidance/, the CIRIA SuDS Manual (C753) - https://www.ciria.org/Memberships/The_SuDs_Manual_C753_Chapters.aspx and the RSPB/WWT Sustainable Drainage	Natural SuDs specified Comments as points of information. To include Discussion in the introduction section Comments as points of information. Content put in the introduction section section? Comments as points of information. To discuss inclusion in the introduction section? Agreed to cross reference these in the flood section

		Systems Guide - https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf	
18	Policy NE7: Flood Management	On Policy NE7: Natural Flood Management, Devon County Council have recently produced guidance on Natural Flood Management which should be referenced - https://www.devon.gov.uk/floodriskmanagement/natural-flood-management/ It would be beneficial to include acknowledgement that these types of works are also subject to consents from the Environment Agency or Devon County Council depending on the designation of the watercourse. The policy should look to use the term leaky dams rather than "woody debris dam".	Reference added Reword the policy and put reference to this in justification section.
19	Allocations	- EC1, surface water flood risk depicted on the EA flood risk map - EC2, flood zones and surface water flood risks associated with this site - EC3, surface water flood risks are depicted around this site on the EA flood risk map, existing surface water drainage should be assessed as the overall site could be improved - H1, Flood Zones 2 and 3 encroach to the north of the site - H2, Flood Zones 2 and 3 cover some of this site	Need to check on EDDC comments as repeating flooding in all site allocations is not recommended in NPs, especially as this is in place for all planning applications. Noted and will not be included. Some sites which have a known flooding history Do refer to flooding under site specific Requirements.
Education			
20	Allocations	It would be beneficial to highlight that Devon County Council, as Local Education Authority, might require a contribution to expand education facilities and/or provide school transport where a net increase in dwellings is proposed. Details of such requirements are set out in our Education Infrastructure Plan and Education S106 Infrastructure Approach available on - Pupil place planning - Planning (devon.gov.uk)	Not the role of NP

22
Nupremis Cambridge Limited (BCS)
Standard thank you letter & NP timetable sent including:

Community facilities aim and objective the same re the community hub building Delete as appropriate.
Policy EM1 check class reference Proposals for B2, B8 and Class F will not be supported **Check against new Use Classes Order – Use Class E covers a wider range of planning uses and the distinction between office and shops is no longer in planning control.** B2 and B8 remain as a Class and EM3 Class F is new class wording is ok
Policy H6 Supports development of up to 5 dwellings within or adjacent to built up area boundary of Broadclyst Village that meet Housing Needs Survey. Development proposals over 30 dwellings requires an up to date housing needs assessment. ~~Housing development on unallocated sites should be in line with relevant EDLP policies~~ **~~(don't duplicate EDLP policies)~~** ~~and local criteria.~~ Language use and as allocated sites are meeting the HNS need. There is a need to consider if it is replaced by a developer doing a HN assessment to prove housing need.
To delete strike through.
Policy T1 and T2 Supports pedestrian and cycle access between Broadclyst Village and Broadclyst Station. The provision of a new bridge in Policy T2 needs to be considered alongside this policy. **Consider duplication of policy.**
Supports a bridge over the Waterloo – Exeter line for cyclists and pedestrians subject to site specific criteria. Consider combining T1 and T2 but steering group decided to keep them separate.

Parking ~~in accordance with EDLP T9~~ **~~(consider duplication issue),~~** ~~and~~ to provide appropriately located charging point for electric and low emissions vehicles, scooters and bikes. The policy sets out criteria for parking within residential, new employment, commercial, leisure and retail developments.
Taken out EDLP reference
*** Some policies include wording will not be permitted which some Examiners will change to supported.** Need to go through which policies have such wording and to consider using will not be supported.
1. The Strategic Environmental Assessment makes two recommendations for the BNDP to consider:

'Neighbourhood Plan allocations have the potential to place pressures on Unconfirmed Wildlife Sites. It is therefore recommended that Neighbourhood Plan's 'Natural Environment' policies are updated to include additional requirements for early on-site ecological survey and evaluation at identified Unconfirmed Wildlife Sites. This will help ensure an appropriate mitigation strategy (if necessary) can be agreed upon at an early planning stage.
It is considered that there is also opportunity to enhance the potential for long-term positive effects in relation to the 'Landscape' SEA theme. Whilst the Neighbourhood Plan recognises that the Plan area contains valued local viewpoints and skylines, particularly in the north of the parish, there is additional potential for the Plan to afford these views with additional protection through appropriate policy provisions.'

2. Have these recommendations been considered? The report will need to be updated if the final submission Neighbourhood Plan has significant amendments to the Plan which may change the outcome of the assessment. Duplicates SEA response clearly need for this to be addressed.
23 National Trust Supplementary information that provides the justification behind the allocation of the 4 development sites is as follows: 1. **Beare Farm**: The beneficial re-use of these buildings can release other buildings nearer the Estate core for more visitor based activities. While commercial re-use is very dependent upon the aspirations of individual businesses, a re-use that underpins the development of the wider Estate will also provide benefits for visitors and the rural economy 2. **Elbury Farm**: Re-development of the buildings provides an opportunity to provide an early visitor reception for the National Trust estate, particularly for visitors arriving from Cranbrook and improve accessibility to countryside to the north of Cranbrook 3. **Jarvishayes**: Development of the site for housing will provide income to fund strategic projects across the Killerton Estate to respond to increasing visitor numbers. 4. **Silverton Mill**: A new outdoor hub could host visitor and leisure facilities, office space and to provide additional visitor based activities. Housing development is included to provide income to fund the development of the visitor and leisure facilities at this site. Not really feedback on the NP but a justification for each site. To consider these details being put into the Plan as evidence in the justification section. Several statutory agencies have requested this information. Jarvishayes has been withdrawn from the NP process as a result of the Reg 14 consultation process. A further feedback document was sent to the NT as the Reg 14 consultation has raised issues in relation to the allocated sites that the NT own.
24 South Somerset Council Form completed no general comments made Standard thank you letter & NP timetable sent
25 Mid Devon District Council Standard thank you letter & NP timetable sent
26 East Devon District Council

Policy Topic	Policy Wording	Comments	

COMMUNITY FACILITIES &SERVICES	Aims: - To provide a new Community Sports Hub. - To maintain and improve existing community facilities. - To provide additional community spaces for Sports, Leisure andRecreation. Objectives: *To protect and enhance existing community spaces, core currentfacilities and assets.* *To provide a new Community Sports Hub. To provide a new all-weather floodlit pitch.* *To assist disabled people to access sports locally.* *To increase the range of outdoor and indoor sports for thecommunity.* *To support the development of a new swimming pool providingcommunity access.*	Introduction to this chapter – suggest including Broadclyst Community Farm in Figure 8. We are aware they intend to create a community café, thus fulfilling one of the requests of the community.	Agree to include Heathfield Farm project in the NP Document.

Policy Topic	Policy Wording	Comments

Policy Topic	Policy Wording		Comments
CF3 New Sport and Recreation Facilities	Proposals for new, indoor and outdoor sport and recreation facilities in suitable locations served by a choice of sustainable travel options,. which meet specific identified community needs will be swimming provision facility which provides community access are supported. Development proposals are subject to: • the proposal and all ancillary facilities such as changing rooms tobe fit for purpose and of an appropriate scale and design. • generation of on-site renewable energy (see Policy DC1). • minimising 'bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working to minimise noise and light impacts' • sufficient and safe parking provision on site, with provision ofelectric vehicle charging points (see Policy T3).	We have concerns about the lack of detail in policy CF4 (below), andgiven the cross-over with this policy, we suggest combining CF3 andCF4 into one "New and Enhanced Sport, Recreation & Community Facilities" policy by saying that,"*Proposals for new, or enhanced or extended existing, indoor or outdoor sport, recreation and/or* pursued separately, the policy does not other facilities. To also be aware tha tourist facility, in ord facility. It could also generally through sc e.g. what is to be co purpose, and what a covered in Policies D	loss to other uses? Part conversion to what uses/for what purposeis not clear. Assuming it is referring wholly to conversions & extensions for community use, should make this explicit in the wording. There is a lack of criteria/requirements against which to judge the acceptability or otherwise of proposals, including no indication of what a net gain would be measured against, and by picking out renewable energy generation it infers that this would be the key criteria for making a development acceptable. Also, by repeating the latter here, and in numerous policies, it infers that the plan is not meant to be read as a whole. You may wish to consider if there are any named community facilities this is particularly directed to, to aid interpretation and implementation? If so, these could be identified in the policy and/or with reference to a Figure.
CF4 Conversic and Exter of Comm Facilities.	DECISIONs Made: To amalgamate CF3 and 4 SW pool to go into supporting / justification section Subject to……. List amended Reworded so that part conversion extension has to result in gain of community space provision No named community facilities were identified Parking and energy to be covered by policies within the Plan.		

D1 High Quality Design	New development is to be designed to a high standard which responds to the distinctive character of Broadclyst Parish and tohave regard to the Broadclyst Parish Character Assessment 2018(Appendix 14) and associated development guidelines and principles.	Whilst the commitment to design of the highest standards, which uses characteristic local materials e.g. Breccia stone, is very much supported, we have various concerns and observations regardingthis policy in its current form. • "and associated development guidelines and principles". –is not meaningful without specifying to what this refers. Agreed :Conservation Area Appraisal be referenced as well as the East Devon Heritage Strategy.

	In areas of poor or uninteresting character, development proposals should take the opportunity to create new buildings and areas of distinction on suitable sites, taking inspiration from the best elements of Broadclyst Parish's built environment. To maintain the built character of Broadclyst Parish through high quality design, new development is to be designed to: • respect and or complement local character in relation to the height, scale, layout, orientation and spacing of buildings, and draw inspiration from the best and most locally distinctive buildings. Proposals that seek to introduce designs which deviate from ~~the character of~~ the local context will only be supported where a robust design rationale is presented, and it is demonstrated that the development would be of exceptional design quality. • utilise materials that recognise and respond positively to the local character. The use of locally sourced materials is encouraged. • recognise and reinforce local character in relation to property boundary treatments. The use of local stone walls or hedgerows is encouraged. • create well defined, attractive and secure streets and spaces, faced by active frontages and benefiting from good levels of	1. In respect of the Character Assessment, we are aware that we sought reference to it in the policy on the earlier draft plan. However, this document has now been reviewed and the value of the document as a point of reference for developers and decision makers is questioned in terms of length and content. This is not to downplay the hard work of those involved to compile it and its value as a local record/reference. It clearly has a value as a document of local interest and could be submitted for recording on the County Historic Environment Record (HER). For development management purposes, a character assessment would need to be shorter in length and clearly identify the key features/characteristics that provide local distinctiveness, why these have come about, and recommendations for developers. We are happy to providefurther advice and guidance with this. DECISION agreed ; To add 2 EDDC references and to update CA to create design code section 2. "Areas of poor and uninteresting character" is subjective and open to interpretation. As worded, this clause of the policy seems to be requiring better design in the areas of poor and uninteresting character than in the rest of the planarea. The paragraph can be deleted because the general point is already made in the 1st bulleted point. DECISION: this sentence was already deleted in the summary doc but not in the Reg 14 full doc. Delete sentence agreed. 3. Notwithstanding the intent, some wording/terms in the policy could be widely interpreted and would benefit fromreplacement/removal or clear specification to aid interpretation, including:

	natural surveillance and climate change resilience. • retain mature or important trees of good arboricultural and/or amenity value, and where possible, integrate other existing green and natural features such as hedgerows and grass verges into the proposal. • ~~secure a net gain for biodiversity to benefit people and the environment see Policy NE5.~~	• "deviate" from the character – deviation in some way isinevitable given the mix of styles and typologies so it is important to clearly explain what is meant by character. • DECISION: Jesse provided more positive wording NPSG accepted his rewrite 4. "climate change resistance" which could mean many different things including for example, local food production Re worded both times in text where climate resilience was utilised.

Policy Topic	Policy Wording	Comments

	• create attractive climate-resilient planted frontages and gardens to maximise carbon dioxide removal from the air, carbon storage in the plants and soil, and oxygen release into the atmosphere. • provide and enhance the green spaces within the site where practical. • ensure road safety is a priority, in particular taking into account access points, crossing points and blind corners. • link into and enhance the existing pedestrian and cycle network and facilitate future connectivity and sustainable transport options where practical. • minimise impact on the visual amenity of the surrounding landscape. • ensure that development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination or water pollution, and mitigates any such adverse impacts arising ~~from noise, light or air contamination or water pollution~~. Where external lighting is proposed, adverse amenity and environmental impacts are to be avoided and power sourced from renewable energy. In the rural areas of the Parish ensure light pollution does not harm the prevalence of dark skies at night. • utilises sustainable methods as seen in DC1 - 6 to minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials and renewable energy. Development proposals are required to provide a Character Assessment Document to demonstrate how they have taken the Broadclyst Parish design guidelines and principles into account and have applied them at a scale and detail commensurate with the type of development.	4. The policy is very long which makes it rather unwieldy, and in some places it unnecessarily duplicates requirements thatare covered elsewhere (or would better be covered elsewhere), including for example biodiversity net gain, and climate resistant planting within NE policies, road safety and pedestrian & cycle network with T policies etc. DECSION. Agreed reviewed and reduced 5. Criteria must be numbered/lettered for ease of reference –this applies generally as good practice. Agree Numbered.

DH1 New developm ent and Historic Character	All new development: • Affecting the Broadclyst Conservation Area and / or • Affecting a heritage asset or its setting~~the setting of a listedbuilding~~ (Appendix 14) will be expected to conserve or enhance the positive attributes of the heritage asset. Any new development which will harm a heritage asset, or the setting of a heritage asset, will not be supported unless the publicbenefits substantially outweigh the harm. To be supported, new development should be designed to: 1. conserve and enhance designated and non-designated heritageassets and their settings. 2. maintain the historic pattern of development by building incontext to the historical area and /or asset. 3. complement the human scale, height and massing of the existinghistoric development in the immediate streetscape and in the wider setting.	Notwithstanding that heritage and historic character is a key area for Broadclyst parish and the NP, we would question the need for this policy and have concerns about wording, including as follows: 1. In intention & scope DH1 appears to largely duplicate the Local Plan and NPPF, whilst the wording of the requirements does not comply. For example, "expected to enhance" in the first paragraph goes beyond what we can require/is reasonable and should read "conserve or enhance" to align to the NPPF. 2. Use of the unqualified term "benefits" in the 2nd paragraph is too ambiguous as to who for and to what this relates. Suggest if retained, it should be clarified that "public benefits" are needed to outweigh any harm, but again this is covered by the legislation/NPPF/Local Plan. 3. As per earlier comments, it is not considered that the requirement relating to energy efficiency and renewables' needs to keep being repeated throughout, as the Plan is to be read as a whole. In the context of historic environment,

	4. where appropriate, reinforce local identity by either the use ofthe traditional materials found in the Conservation Area and inother historical structures, or by using contemporary building materials that improve the energy efficiency or renewable energy generation capacity of the building which are sympathetic to the existing architectural style. The selection of sensitive energy efficiency measures and the appropriate use of micro-renewables in new buildings will be encouraged as set out in Policies DC1- 6. All development proposals which affect ~~either~~ designated and~~or~~ non-designated heritage assets must be accompanied by a Heritage Impact Assessment which assesses the significance of the asset ~~value~~ to the character of the area of Broadclyst Parish and the impact of the proposed development.	it is also important to be aware that whilst energy efficiency is generally to be encouraged, traditional materials, e.g. thatch, often are sustainable and that buildings made of natural materials like this need to be able to breathe. Retrofitting energy efficiency measures can damage the fabric and/or appearance of the asset and its setting and should not be encouraged in all cases. 4. Regarding the requirement to submit a Heritage Impact Assessment: • this is already covered by the NPPF and also explicit in our application validation requirements (under the terminology "Statement of Significance" unless something different is envisaged?) and it is therefore not considered necessary to repeat the requirement, and the use of different terminology is likely to be cause confusion. • The term "asset value" is incorrect. • Requirement to assess the impact of a proposal on the entire character of the area is too broad. Broadclyst Character assessment Doc Some suggested amendments shown to aid compliance with national policy and practice. However, overall, this policy is not considered necessary, and we would suggest it be deleted. DECISION: Historic England feedback is that historically this is a significant historical parish and that heritage should underpin development. Need to justify why we are including this in our NP…. JUSTIFICATION section. Historic England feedback will help to support this. DECISION to alter and strengthen the justification section and the policy

DH2 Development of existing buildings in and adjacent to the	Any development of existing buildings in or adjacent to the Broadclyst Village Conservation Area should conserve and or enhance the character and appearance of the Conservation area and its setting.	The same general comments made in respect of policy DH1 also apply to DH2 and there is considerable overlap/duplication between the policies. DH1 also addresses development affecting the conservation area so would cover the same matters as DH2 (although some considerations are explicitly stated in DH2).

Conservation Area	Proposals are required to comply with Policy DH1. The sensitive retrofitting of energy efficiency measures and the appropriate use ofmicro-renewables in historic buildings will be encouraged, whilst safeguarding the special characteristics of these heritage assets for the future. Characteristics in this context are defined as characteristics that are proven to be authentic and or original, and do not include later additions to buildings. Proposals are required to ensure that design of the following: • Boundary treatments (appropriate materials, height and scale) • Signage • Overhead lines • Infill development at appropriate scale and density • Green spaces • Parking • Palette of materials does not lead to loss of character and intrusion into the Conservation Area.	Consideration could be given to revising and amending DH1 to refer to development as a whole (not just new buildings), including restoration of historic assets i.e. "**All new development (including conversion, change of use and restoration):**" DH2 and DH3 could then be deleted in the interest of brevity. If wording from DH2 is retained, as previously commented on an earlier draft, reference to authentic and / or original characteristics is not supported as these may well be because buildings evolve over centuries – suggest 'at the time of listing' may be more appropriate. Generally, in the design policies, the legislation related to Listed Buildings must be reflected, or relied upon. Also be aware that theNP can only apply in regards of planning and will not be taken into account in determining Listed Building Consent applications where Planning permission is not required. As mentioned above, the Conservation Area Appraisal (as updated) should be referenced in the Design policies (noted that reference to this document was previously made in this policy but has been lost in amendments made since last version we had sight of). Decision: This policy has been retained and rewritten.

DH3 Historic Restoration	Proposals for part and/ or full restoration of heritage assets (archaeological or historic assets below or above ground) will be supported, where the proposal has: • provided an assessment of the character of the site and itscontext, • shown how the development fits in with these specific characteristics and • offered a specific and measurable improvement to the historicalintegrity of the structure and or area.	This policy is also in part considered to be duplication. However, we recognise that it would add to Local Plan policy and gives local context, and we support in principle the commitment to part or whole restoration of the old mill on the River Clyst near Clyst Honiton, and other heritage features. DH1, 2 and 3 could however be reduced and amalgamated as suggested above. It would be useful to understand or make it more explicit what proposals the policy is envisaged to support – particularly for below ground heritage assets? Also to be aware of the possible

Policy Topic	Policy Wording	Comments
	• where appropriate, include sensitive retrofitting of energy efficiency measures and the appropriate use of micro- renewables in historic buildings, including the retrofitting of listed buildings, buildings of solid wall or traditional constructionand structures within the conservation area, whilst safeguarding the special characteristics of these heritage assets for the future. Appropriate part or whole restoration of the following will besupported: 1. Carrow mill on the River Clyst near Clyst Honiton. (OS:SX986939) 2. The medieval remains of the undercroft of the manor house inthe Broadclyst Village churchyard wall. 3. Stocks in the Broadclyst Village churchyard. 4. Westwood Bus Stop.	unintended implication/risk that the policy could potentially be used to justify schemes involving other uses (particularly residential) on viability grounds in connection with restoration of a heritage asset. DECISION: Policy rewritten and this policy was supported strongly by Historic England " in our experience Policy DH3 which promotes the restoration of locally valued heritage assets is a first for NPs being produced in the SW."
DH4 Heritage Trails	Proposals for the creation of further Heritage Trails withinBroadclyst Parish will be supported. Proposals that create or use existing active sustainable travel routeswill be supported. Signage of new trails needs to consider the following designprinciples for effective high impact signage: • Visibility • Clarity of information • Use of Type fonts • Connectivity to other Parish routes • Parish branding Signage requiring permission should be:	We support the commitment to expand the heritage trail network across the parish. Please be aware however that the policy does not provide a basis to enable developments to contribute to delivery of that network and relates largely to matters that do not require planning consent. For these reasons, we suggest it be re-phrased and included within other policy e.g. T4. Signage requirements in the last paragraph could be inserted into the general design policy requirements in D1, potentially for wider application. DECISION: D4 was deleted but heritage trails were added as a community project. The Signage details were added to D1

	1. in keeping with the character of the surrounding built and /ornatural environment. 2. of appropriate scale and colour to its setting and not cause orcontribute to the cumulative adverse visual impact.	
DC1 Energy efficient new buildings	1The design and standard of new commercial or residential development, should maximise its contribution to climate changemitigation by using renewable and low carbon technologies. 2All developments which propose the construction of new housing ~~developments~~ will be required to submit to the local planning authority a carbon reduction statement for approval and implementation. 3The carbon reduction statement will demonstrate that proposals are designed, constructed and will perform to deliver at least a 20% reduction in CO2 emissionsover Building Regulations Part L (2013), in accordance with the proposed "Future Homes Fabric" standards set out in the FutureHomes Standards consultation (2019)16, except where demonstrably unviable to do so, as evidenced by an 'open book'approach to viability. 4The design and standard of any new residential and commercial development should aim to optimise renewable energy generation,targeting zero-carbon emissions where possible and viable to do so,as determined through an 'open book' approach to viability. 5Should higher standards be adopted either nationally or locally then these will supersede the 20% reduction target, although proposals should still seek to ensure a "fabric first" approach to reducing	We support the intention and ambition of this policy, although please be aware it may prove challenging to implement. new housing ~~developments~~ DECISION: why is commercial excluded we want both to be required to The requirement for contributions to be maximised sets a very high bar that may be deemed beyondreasonable. "Encouraged" may be more appropriate. For the policy to make sense, the wording originally suggested needs to be reinstated to the 2nd paragraph, as shown. • DECISION agreed as well as a need to split housing specific content from dual use Please also be aware we cannot currently insist up a carbon reduction statement for validation of an application. DECISION: maybe take out for approval and implementation. agreed

	carbon emissions in accordance with the energy hierarchy providedin Policy DC2. 6A minimum of 15% of energy is to be generated by on-site renewable energy, except where demonstrably unviable to do so, asevidenced by an 'open book' approach to viability. 7Residential dwellings that are proposed to be certified to PassivHausstandard will be strongly supported. • In these instances, a carbon statement will not be required, andit will be sufficient to submit the full PassivHaus Planning Package outputs required to demonstrate that the PassivHaus standard can be achieved. • Prior to commencement a 'pre-construction compliance check' completed by a PassivHaus certifier will be required and securedby condition. • Upon completion, a Quality Approved PassivHaus certificate foreach dwelling will be required.	DECISION: This has been a difficult policy to write in order for it to remain aspirational, not to exceed Building regulations and to stay within the Basic Conditions. This policy went to Jesse and has been rewritten so that it falls within Basic Conditions.
DC2 Increasing energy efficiency of existing buildings	To adapt to and mitigate climate change, the refurbishment and extension of existing residential properties and commercial buildingsare to be designed to maximise the energy efficiency of buildings and the use of renewable energy sources. Proposals are supported which maximise energy efficiency and integrate renewable and low carbon heat and electricity production in accordance with the following energy hierarchy: 1. Minimising energy requirements	Whilst again we are supportive of the intention, as with DC1, maximising opportunities is a very high bar to meet and we would question if this goes beyond what is reasonable. It certainly goes above and beyond the current Local Plan and national policy. Again encouraged may be more appropriate. • DECISION agreed to change wording On the specific wording: In 1. - Should "high-energy efficient" read highly energy-efficient in the 3rd paragraph?

Policy Topic	Policy Wording	Comments
	Implementation of the following high-energy efficient designs toincrease the building's resilience to climate change is supported unless causing unacceptable loss of aesthetic or conservation value: • the use of high quality, thermally efficient building materials • designing buildings for efficient use of water, water managementand cooling • the use of high quality ventilation, such as high levels of airtightness, triple glazing, internal and external shading, mechanicalventilation and passive cooling measures to allow the building to adapt to climate change, notably hotter summers, without increasedenergy demand for cooling, and to adapt to greater fluctuations in the weather • improved insulation of the property as a whole such that energyuse for space heating per unit of volume is reduced. 2. Incorporating renewable energy generation. The design and standard of any new residential and commercial development should aim to optimise renewable energy generation,targeting zero-carbon emissions where possible and viable to do so,as determined through an 'open book' approach to viability. One or more of the following innovative approaches which demonstrate sustainable use of resources and which produce renewable energy will be required: • incorporation of on-site energy generation from renewable sources such as photo-voltaic and/or solar heating panels, solarshingles and PV slates • installation of ground-source and/or air-source heating • linking to local renewable energy district heating schemes • on site batteries • other low or zero carbon systems.	DECISION agreed to change wording In 2. (2nd paragraph) - As properties can still be connected to the national grid/gas network, and this goes beyond current Building Regulations, it is ~~do~~ not considered that this requirement regarding renewable energy provision can yet be insisted upon. It could perhaps be retained by including that this is "encouraged until such time as it can be required by legislation" to allow for this to be during the life of the Plan." • DECISION agreed to change wording

	Design considerations to reduce any adverse impacts on buildingaesthetics are to be incorporated such as: • analysing the proportions of the building and roof surface inorder to identify the best location and sizing of panels • concealing wiring and other necessary installations • consideration of the use of other tile or slate colours for compatibility with the solar panel materials • introduction of proportionate contrast and boldness. For example, the use of black solar panels with black mountingsystems and frames instead of blue panels • placing solar panels on the ground or on outbuildings includinggarages.	
DC3 Sustainable Drainage	All new developments are required to demonstrate a net reduction~~increase~~ in surface water run-off ~~infiltration~~ through inclusion of sustainable water management and recycling design features to minimise the impact of development upon the drainage regime of the Parish's rivers, reduce incidents of localised flooding, and to maximise water storage and controlled release. Use of DCC[7] natural flood management and artificial sustainable drainage systems (SuDS) andwater recycling features such as: • permeable paving, driveways and parking areas; • water harvesting and water storage features; • green roofs; • swales; • soakaways; • retention ponds; • filter strips; and/or	Support in principle. Please note however that it may not be possible to achieve a net increase in water infiltration, for example ifbuilt on clay, and this goes beyond what we can usually justify requiring i.e. not making a situation worse. Suggested amend to first and last paragraphs, as shown. This, together with addition of reference to the Devon County Council SuDS Guidance would strengthen the policy. Decision: agreed , Devon County Council have recently produced guidance on Natural FloodManagement which should be referenced - https://www.devon.gov.uk/floodriskmanagement/natural- flood-management/ Also suggest as the term "new developments" is open to interpretation, clarity should be given to the meaning in this context. DECISION agreed use :residential and economic developments

[7] https://www.devon.gov.uk/floodriskmanagement/natural- flood-management/

Policy Topic	Policy Wording	Comments
	• detention basins. are supported and encouraged. SuDS measures should not only deliver effective water attenuation,but should also be designed to enhance the local environment and seek to provide additional benefits including: 1. water treatment and the removal of pollutants; 2. infiltration and groundwater replenishment; 3. recreation and amenity space provision; and 4. biodiversity and habitat creation. Proposals to retrofit, convert or extend existing properties will be required to comply with the above where appropriate. To maximise water infiltration/storage all development proposalsare required to minimise the amount of green space lost to hard surfacing.	Decision agreed with all red alterations
DC4 ~~Residential~~ Storage	Residential Development is required to be designed to facilitate?~~enable~~ occupants to recycle and make greater use of low carbon and activetravel. The following structures are encouraged: • A dedicated storage facility suitable for bin storage and • A secure and dry external storage to accommodate bicycles, scooters and/ or mobility aids or • A combined storage facility. The storage ~~and collection of refuse and recycling materials~~ must be considered as part of the initial design process for all new developments and should be designed in a manner that minimises	Support the aim of the policy including the commitment to provide good storage facilities for bicycle and mobility vehicles. Would benefit from clarity as to what development it applies to – presumably new residential development. • DECISION agreed Suggest insert 'and' after the first bullet and 'or' after the 2nd bullet to confirm the requirement. Agreed The policy cannot control whether the bins themselves may be placed where they could obstruct pedestrian / vehicles access, but

Policy Topic	Policy Wording	Comments
	their visual impact on the public realm. ~~Bins should not obstruct~~ pedestrian or vehicular access routes. Storage design to include features such as: 1. Storage spaces which are readily accessible at ground level. 2. Spaces which are fit for purpose and enable easy retrieval and manoeuvring. 3. The use of a materials/ palette complementary to the setting. 4. Storage construction as part of the property boundary. 5. The incorporation of green features such as a green roof, a planting structure and water storage/ harvesting.	this could be worded to seek provision in the design to provide space for bin collection without causing such an obstruction. DECISION to add a separate sentence to cover ? • storage spaces designed to minimise their visual impact on the public realm • Storage spaces positioned to facilitate ease of pedestrian and/ or vehicular movement/ access. The policy could be further strengthened by quantifying a minimum no. of cycle storage spaces to be provided according to dwelling size. • DECISION minimum now provided as well as minimum garage dimensions (DCC suggestion)
DC5 District Heating Schemes	New houses within the LDO District Heating map (Figure 2) should be connected to local district heating schemes if the District Heating scheme~~s~~ provide zero carbon or produce less than 150g CO2/kWhr of heat. Existing houses within the LDO District Heating map are also strongly encouraged to connect to local district heating schemes if it meeting s theabove technical requirements. The development of new District Heating Schemes that ~~can~~ providezero carbon or produces less than 150kg/kWhr of heat will be supported for locations within the parish outside the existing designated LDO District Heating Area. Proposals from industry and businesses utilising large buildings toconnect their waste heat to district heating networks will also be strongly supported. ~~Such~~ new local district heating scheme proposals would have to ensure that they do not have an unacceptable impact on the local	Wording needs adjustment, as shown, or the first paragraph could be read as meaning only developments that are already zero carbonor produce less than 150g C02 should connect to the district heating network. Furthermore, this paragraph suggests that district heatingschemes that do not meet these criteria will not be supported. correct There is however nothing in the justification text indicating why the criteria sets a level of 150g CO2/kWhr. It may be more appropriate to support the connection to “district heating systems or alternativezero carbon energy systems”. DECISION: community feedback was very strong in relation to this policy with it needing to go much further and for existing heating schemes to be separated from new. Need for technical benchmark to be set and for a separate section in relation to connecting to LDHS. This Policy was rewritten in light of feedback and then went to Jesse. The policy has been rewritten with additional justifications being provided.

Policy Topic	Policy Wording	Comments
	character and setting; amenities of local residents; natural environment and its biodiversity.	
DC6 Community led renewable energy production	To increase the community use and production of renewable and lowcarbon energy, development proposals for potential renewable energy systems from 1 and / or 2 below will be supported: 1. 'Led by' and supported by communities: where the proposeddevelopment has community involvement at the heart of the project's development process. Examples include: • Proposals which are conceived in partnership between a community organisation and a developer (commercial or non- profit), or another party; • Proposals which are supported or promoted by a community at the planning or pre-planning stage. 2. 'Meets the needs' of local communities Consider implications Tradeoffs Examples of such public or community benefits include: • Community ownership and control over renewable energy assets (and their energy and financial outputs); • The generation of surpluses which can be spent by the local community; • Cheaper and more secure local energy supply (which could be achieved through measures such as deployment of smart energy management technologies, energy storage and through community controlled energy supply); • Benefits to the local environment which are identified and desired by the local community	Supported in principle, subject to comments and to detailed scheme and site-specific considerations. For clarity as to what this policy relates to and what is meant here by 'energy systems', schemes suggest moving the reference to the type of proposals that will be supported to the opening paragraph of the policy, deleting the reference to these being 'potential', and also referencing what is not supported. Also unclear if these are qualifying criteria in respect of meeting items1 and 2 in the first half of the policy or if they refer to other developments and their potential acceptability. Suggest the wording could be tighter to ensure only proposals demonstrably supported by the community are supported. Suggest additional criteria '3', as shown, to ensure PV and micro-hydroelectricity achieves a net gain in biodiversity. Also, suggest consider re-phrasing the 2nd bulleted example of benefits regarding generation of surpluses for the community in casethis could potentially be misconstrued as implying community support could be secured if financial gain was available.

Policy Topic	Policy Wording	Comments
	Proposals for the following renewable energy systems will besupported: • Micro hydroelectricity, • Solar farm (small scale where the community directly benefit) • Ground Source and Air Source Heating. To increase use and production of renewable and low carbon energygeneration, development proposals for community led renewable energy production will be supported subject to the following criteria: 1. The siting and scale of the proposed development is appropriateto its setting and position in the wider landscape; 2. The proposed development does not create an unacceptableimpact on the amenities of local residents (including noise, vibration, views and vistas, shadow flicker, water pollution, emissions) and the road network; and 3. Appropriate planting and landscaping in keeping with local landscape character is provided to mitigate landscape and visual impact, screening of the development and important wildlife habitats.~~Hedges and landscaping is used to provide screening of the development and important wildlife habitats~~.	DECISION: Policy has been rewritten taking into consideration suggestions
ECONOMY & EMPLOYMENT	**Aims** • To expand and diversify economic development and activitywithin the Parish. • To regenerate brownfield sites within the Parish. **Objectives** *To provide new businesses in suitable locations to provide local employment opportunities.* *To support development of new buildings to provide diversification of existing farm businesses.*	*Whilst we are supportive in general terms of a the Plan's intention to support a sustainable rural economy and note the links made to the EHOD Shared Strategy, there has been limited opportunity to consider the individual proposed employment sites.* *Officers have noted no obvious conflicts at this point in respect of undermining delivery of existing employment allocations, including the Enterprise Zone.* *However, we have flagged various initial concerns/issues for your consideration in the comments below, including regarding the mix and scale of uses at specific sites and the suitability & sustainability of some locations for the development proposed.*

Policy Topic	Policy Wording	Comments
	To support regeneration of commercial sites to a more sustainable model of mixed-use development which brings forward substantial community benefits. *To develop new micro-sized businesses throughout the Parish. To develop shared working space in the Parish.* *To develop start-up business which supports local opportunities or meets local needs.* *To expand development of tourism-based businesses.* *To support food and drink production businesses which link to farming heritage.*	*We therefore request further information/details and discussion before the next stage.*

EW1 Development of Work Hubs	Development proposals across the Parish which enable the start-up and growth of micro-sized enterprises ~~(SMEs)~~ through the provision of small, 'hot desk' and incubator offices, and work hubs will be supported, where there is no significant impact on: • the character of the built environment, • residential amenity. • traffic generation, • noise, • and light pollution. •	Support the intention to support small enterprises and flexible working, but not the policy as worded as it is too vague and gives insufficient control. It would currently allow such development anywhere in the parish, even in the most unsustainable locations where there is no current development, and landscape character would seem to be a key element missing from the list of general considerations. Also, in terms of scale, there is no upper limit on size? On both points, we would question if this is the intention. Notwithstanding comments elsewhere, with regards to location, consideration could be given as to whether any of the sites allocated

Policy Topic	Policy Wording	Comments
		for employment would constitute suitable locations in which case those policies could potentially make provision for a workhub use, or preferred locations could be included in this policy. Regarding terminology note that micro-sized enterprises do not equate to SME's. Micro-enterprise is usually up to 10 employees,and SME (small and medium sized enterprises) extends to businesses of up to 250 employees. Suggest this is clarified in linewith the intention. • DECISION Policy has been rewritten with comments taken onboard
ET1 Development of Sustainable Tourism in the Parish	Applications for the following will be welcomed and supported throughout the Parish: • provision of sustainable tourism promoting visitors' enjoyment and understanding of zero carbon living, nature recovery, high quality local food and drink and local character, history and customs and /or • extensions to or expansions of existing tourism businesses withthe same priorities. Schemes within the wider rural area will need to demonstrate that such uses will not adversely impact the rural landscape and road network.	Support the underlying intention but not the policy as worded as it is too vague and gives insufficient control. Similar to EW1, it would allow such development anywhere in the parish, even in the most unsustainable locations where there is no current development. And again, in terms of scale, there is no upper limit on size. It is also unclear what type(s) of development this is referring to, for example, tourist accommodation, tourist attractions etc.? The definition is useful to some degree but relates more to the ethos of any proposal and not the physical development proposed or the useclass. In theory be aware that this policy could be used to support a significant tourism attraction in the parish. Notwithstanding that other policies of the plan would apply, there are also very limited criteria, and none at all for schemes that falls outside "the wider rural area" – which in itself is not defined. On theissue of nature, scale and location, we question whether the intention and support is for a policy which is so open. • DECISION Policy has been rewritten with comments taken onboard

ET2 Holiday Accommod-ation	New small-scale low-impact high-quality built holiday accommodation will be supported. Proposals will need to demonstrate that such uses are in character in landscape, heritage and design terms and do not adversely impact the setting. New holiday accommodation will be approved subject to the following condition in order to ensure the accommodation remainsin holiday use and prevents its use for residential purposes or second home ownership: Holiday Accommodation conditions: • *development proposals should be for holiday purposes only andnot be used for residential purposes or second home ownership.* • *development proposals should be for holiday purposes only unless it can be demonstrated that the holiday let is no longerviable after being marketed for a minimum of three years.*	Whilst the intention is broadly supported, again the policy cannot be supported as presently worded as it would allow such development anywhere in the parish (subject to the criteria), even in the most unsustainable locations where there is no current development. It would also be likely to be difficult to judge whether or not a proposal was "small scale low impact and high quality" without further indication of what is meant by these terms. With regards to restricting the use to holiday purposes, it would be better to include this as a requirement/criteria, rather than including actual wording for planning conditions. agree With reference to the second condition, there is also a concern that this would allow conversion to residential within 3 years **and may therefore encourage applications on this basis,** as there is no similar requirement to demonstrate viability of the development at application as holiday accommodation. Conversions for the use of holiday accommodation may be appropriate but it is unclear if the policy would apply, or if it is only applicable to new builds. • DECISION Policy has been rewritten with comments taken onboard
ET3 Caravan and Camping Sites	Development proposals ~~for the use of land~~ for small-scale sustainable high-quality touring caravanning and /or camping sites offering a range of styles, types and qualities of camping (to includeYurts & Shepherd Huts, Pods & Lodges) will be supported especiallythose with good access to local services and facilities. Development will be subject to the following: • Sites should be well screened and landscaped. • Sites should have appropriate and safe access to the road network.	Generally support this policy, but would suggest consideration is given to an indication of what is meant by small scale, that a requirement that site facilities be strictly ancillary is included, and that sites should be well connected to pedestrian and cycle routes. • DECISION agreed You may also wish to consider giving an upper limit to the number of such new sites that could be supported during the plan period. • DECISION agreed

Policy Topic	Policy Wording	Comments
	• Site facilities (retail and recreational) must be of a scale appropriate to the site. • Appropriate levels of parking must be provided prioritising sustainable transport modes e.g. installation of bicycle parkingand /or bike hire provision.	Policy has been rewritten
EA1 Agricultural Diversification	Development proposals ~~for new buildings,~~ for the diversification of farms are supported if the following site specific conditions are met: • Levels of local employment are maintained and or increased. • Any significant increase in traffic arising from diversification is managed to minimise its impact on the local road network. • Development is well designed, sensitive to its surroundings andthere is no significant harm upon the landscape setting or heritage. Within this, proposals~~Farm diversification~~ which provide~~s~~ sustainable tourism opportunities, promoting visitor's enjoyment and understanding of zero-carbon living, nature recovery, high quality local food and drink and local character, history and customs will be prioritised?~~supported~~.	Support the intention of this policy, but more control may be needed:- To allow for diversification by development other than new buildings, for example conversions, suggest deleting "for new buildings," from the opening line as shown. • DECISION agreed Suggest the second bullet should be amended to read "Sustainable transport is promoted and there is no significant impact on the local road network." • DECISION agreed Suggest 'support' is amended to 'generally be supported' as this policy could cover a large variety of proposals, and also make it clearer that the 3 criteria are also applicable to any development proposed in line with the final paragraph. • DECISION agreed Suggest giving protection to heritage as well as landscape. • DECISION agreed Also to be aware that whilst the described uses may help to shape and encourage proposals for development that the NP desires, they will not be able to be restricted to such in operation/in perpetuity as they do not accord to any definition of uses in legal planning terms. (this also applies to policy ET1).

		Finally, the supporting text seeks to qualify that this support for diversification is only for proposals that would deliver additional income stream for established agricultural businesses – the policy ascurrently worded does not give this protection, and could be used tosupport a significant shift away from farming as the main stay of the operation. • DECISION added to the policy but with EC1 and EM2 as exception sites

HOUSING	**<u>Aims</u>** • To provide housing to meet local needs. • To increase accessibility and affordability of housing for localpeople. • To increase provision of self-build and live-work units. **<u>Objectives</u>** *To ensure there is a supply of affordable houses in perpetuity forlocal people.* *To support schemes and developments which provide a specifichousing mix.* *To provide guidelines for houses to be built on sites not allocated inthe BNP.* *To provide new residential and mixed development sites in theParish.* *To Provide a local connection housing criterion.To provide houses to meet local housing needs.* *To develop the provision of self-build properties in the Parish.To develop the provision of live-work units in the Parish.*	Some aspects of the introduction to the Housing Chapter (plan pages 79-85) are considered to need amendment for accuracy and we would also make the following observations on the approach to housing in the NP: • Figure 38 (p.79) - we would question whether Old Park Farm Phase 3, land which is not allocated for housing in the Local Plan, and which is on land that is green wedge and where there are objections from Historic England on grounds of significant negative impact on Poltimore Park, should be included in housing figures. • DECISION agreed • P.80 (paragraph 2) & page 81 (paragraph 4) – to note that it was determined through the Local Plan inspection that the level of growth required in the district could be met on allocated sites (including the strategic 'west end' sites), and as such it was not considered necessary to proceed with allocation at the villages (including Broadclyst), so as set out in Figure 41, the Local Plan has a starting point of zero houses. We are therefore not planning for an unknown number of homes as such. Rather, across the district, it was agreed that a small number of 'windfall' sites would continue to come forward <u>within</u> the Built Up Areas Boundaries, and that if communities wished to see higher levels of housing they should demonstrate evidence of need

		• and propose it through a Neighbourhood Plan and/or Community Land Trust. DECISION agreed will adjust wording in justification section.

Policy Topic	Policy Wording	Comments
		• Also with reference to Figures 41 and 42, it is noted that whilst the Housing Needs Survey (2017) is still valid, it is 4 years old and there is potential for the need for the 43 homes (16 affordable and 27 open market) to have already been met/provided for. As the NP has effectively identified an 'excess' of suitable sites to meet that identified need identified, suggest considering only allocating sufficient sites to meet the need for 43 houses at this time, (which could be met from H1, H2 and H3) and undertaking a partial review of the housing provision in the Plan in a few years at which time, based on the outcome of a new HNS, further sites could be brought forward? If all sites are included in the plan now, naturally this could result in them all being developed, with the preferred sites developed last. • DECISION acknowledged no action • P.82 (5th paragraph) – notwithstanding the validity of the considerations listed, we would suggest that the primary consideration for any proposed scheme outside of the BUAB would be access to facilities and sustainability in the first instance. • Noted • Noted that Figure 43 makes no reference to the EM policy housing provision and it appears from subsequent text that these are not considered to be housing policies. We would question this as 35 dwellings are proposed through them. • DECISION to provide justification regarding regeneration of brownfield redundant sites Also to note that there are a different set of aims and objectives listed for housing at the start of plan to those in the chapter and this should be adjusted for consistency, in line with the evidence. • DECISION agree to be amended

Policy Topic	Policy Wording	Comments
H5 Affordable Housing	1. Proposals for new dwellings on allocated sites in the Neighbourhood Plan will be required to provide: 50% affordable housing for those with a local connection of which: • 25% to be affordable tenures to include a variety of options suchas: discounted market sales housing based on local wages; shared ownership, affordable housing for rent or other nationally recognised affordable schemes.	Similar to comments at H6 below, it is considered that the 2nd part of the policy could result in housing development in unsuitable locations and in conflict with other Neighbourhood and Local Plan policies. The statement "Proposals for new dwellings on non- allocated sites will be supported" is very open-ended and the criteriaeasy to comply with. It is also confusing what part 2 is referring to and why it seeks a lower affordable housing requirement of only

Policy Topic	Policy Wording	Comments
	• 25% to be as social rental houses in perpetuity. In this policy, local connection in relation to the Parish is set out ~~in~~ inpriority order 1 – 3. 1) persons who have been permanently resident therein for a continuous period of three years out of the five years immediately prior to the Affordable Dwelling being offeredto them; or 2) being formerly permanently resident therein for a continuous period of five years at some time in the past; 3) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of atleast twelve (12) months immediately prior to being offeredthe Affordable Dwelling; Local connection then extends to those who live within theBroadclyst Parish grouping. 4) persons who can demonstrate a close family connection to the Broadclyst parish grouping (EDLP 16.29 Clyst Honiton, Clyst Hydon, Clyst St Lawrence, Rockbeare and Poltimore) inthat the person's mother, father, son, daughter or sibling has been permanently resident therein for a continuous period of five years immediately prior to the Affordable Dwelling being offered to them and where there is independent evidence of a caring dependency relationship. Finally, local connection then extends to those connected to theDistrict. 5) persons who can demonstrate a close family connectionto the District in that the person's mother, father, son, daughter or sibling has been permanently resident thereinfor a continuous period of five years immediately prior to the Affordable Dwelling being offered to them and where	25%. This seems contrary to the evidence presented from community consultation which indicates support for new housing only if a significant proportion is affordable. We would expect 66% affordable provision on exceptions sites (LP Strategy 35), in responseto an affordable need, and it cannot be reduced in this blanket manner. No reference is made to exceptions sites in this policy. If an exception site came forward we would therefore determine it in accordance with the LP. Evidence of need and viability would be considered at that time regarding the justification for any reduction in the affordable percentage. Confusion may have arisen because for West End Strategic housing sites, the affordability requirement is reduced to 25% and considerations of viability but these are allocations dealt with under Strategy 34. This issue can be addressed by removing part 2 of the policy as suggested so that the policy specifically applies to allocated sites. • DECISION Part 2 removed In terms of the criteria on local connection, it is noted this duplicates the local connection criteria and priority set out in S35 of the LP with the addition of the insertion of criteria 4. Whilst there is no objection to the additional criteria in principle, it is not necessary to repeat the wording from Strategy 35. It would also need to be ascertained whether the "Devon Home Choice" system for allocatingaffordable homes can apply this as proposed. • DECISION Local plan not going to last hence rewriting strategy 35 LC Criteria details. Support for inclusion by Locality • DHC written to confirm agreement on Section 2 criteria in the allocation system

	there is independent evidence of a caring dependency relationship. 2. Proposals for new dwellings on non-allocated sites within the parish are ~~will be supported where the proposed dwelling or mix of dwellings:~~ ~~• Provide an appropriate mix of dwellings to respond to the need forspecific tenures including:~~ ~~o affordable rented,~~ ~~o shared equity,~~ ~~o social rent,~~ ~~o or other nationally recognised schemes.~~ • To provide 25% of the dwellings as affordable housing to be availablein perpetuity for social housing for those with a local connection as seen above. ~~• Are of the appropriate house type (detached, semi-detached, terraced, flats, bungalows, etc.) to respond to local needs;~~ ~~• Are of the appropriate size (in terms of number of bedrooms) to accommodate local needs.~~ • ~~Has an adjustable tenure mix of the affordable housing dependingon evidenced local demand and the financial viability of the affordable elements of the scheme.~~	
H6 Houses coming forward on unallocated sites	Developments of up to 5 dwellings within or adjacent to the built-uparea boundary of Broadclyst Village are to: • Provide tenure and size of houses identified in the currentHousing Needs Survey until 2022. • After 2022, provide the tenure and size of houses evidenced inthe submission of an up-to-date housing needs assessment. For developments over 30 units within the Parish: • Provision of an assessment of the most up-to-date housing needs assessment addressing all tenures is required to be	We are unclear how the policy fits with preceding policy in the NP, and whether both H5 and H6 relate to affordable housing. It is also considered to be much too open/accommodating of development, and to conflicts with strategic policies of the Local Plan, particularly strategy 35, as well as Strategy 10 and Strategy 6. Also to note omits covering developments of between 6 and 30 dwellings, with criteria for ‘up to 5’ and ‘over 30’ unit developments

Policy Topic	Policy Wording	Comments
	provided to ensure that the needs of the Parish are clearlyevident in the development. New housing development on unallocated sites within the Parishwhich are in line with relevant EDLP policies and the following criteria, will be supported. New development should: 1. maintain an appropriate density to minimise impact on the immediate surrounding area. 2. ensure appropriate and safe access in the following priorityorder, for pedestrians, cyclists and vehicles. 3. not give rise to or suffer unduly from 'bad neighbour' issues,which could include agricultural, industrial or commercial activities. 4. be of high-quality design for urban and suburban development and reflects the scale and function of thesettlement in which the development is located. 5. For units over 30, to be designed as low traffic neighbourhoods.	only. Assume this is in error, but it is also unknown why developments of "30+ units" are being referred to. Under Local Plan policy, Strategy 35, the only housing we would usually allow is exceptions housing, of up to / around 15 dwellings, predominantly affordable and to meet a need. This policy suggests that up to 5 will be acceptable next to the BUAB but over 30 will be acceptable **anywhere**. Although it is tempered by the requirement that it must be "in line with relevant LP policies", there are none that would allow this. This policy implies that development is acceptable on at least some unallocated sites and this is contrary to the LP strategies. In addition, with reference to LP strategy 6, the expectation is that local need does not need to be evidenced within the BUAB and that market housing is acceptable. For these reasons it is considered not to be implementable and likely to have significant unintended consequences. We would therefore strongly suggest it is deleted. It might however potentially be acceptable to have a policy which relates simply to 'new housing in Broadclyst' which sets some overarching criteria for any new housing e.g, a demonstrated need, size, type and tenure, high quality, etc. This would then apply to allocations (unless they specifically require something different) AND exceptions sites. This would need to allow for the Clyst Valley Regional Park strategic objectives (LP strategy 10) by including a provision that proposals within the Clyst Valley Regional Park will not be supported unless they make a significant contribution to green infrastructure and/or Regional Park objectives. • DECISION: To have a policy but to create a list which sets some overarching criteria.
H7 Self-build	The Broadclyst Neighbourhood Plan supports development of singleself-build/custom dwellings where the development is: • within or adjacent to Broadclyst Village Built up Boundary (BUAB).	We are supportive of the intention of this policy to make provision for single self-builds.

Policy Topic	Policy Wording	Comments
	• in an infill plot in which the new dwelling is in scale with surrounding properties: (a) within or adjacent to the Broadclyst BUAB or (b) within established settlements of Broadclyst Station, Blackhorse and Westclyst.	However, land immediately adjacent to the BUAB (particularly that west of the B3181) is within Clyst Valley Regional Park and as such this policy is not in accordance with Strategy 10 in EDDC Local Plan and could impact strategic objectives. As elsewhere we would be looking for development to further these. For clarity in application of this policy we would also seek: • 'adjacent to' being clarified as 'immediately adjacent and well related to'; • Inclusion of a requirement that the dwelling is actually a self-build (i.e. the first occupant has the primary input into the design of the home) • Definition of an infill 'plot' within criteria b You may also wish to consider including an evidenced-based number of these developments that you would support during the lifetime of the plan. Also noted that in the policy justification, point 6 raises a number of questions, most of which are answered in our annual monitoring reports (available on our web site). Suggest referring to this and updating the justification. The table in this section could also be updated to include the 2019 to 2020 period. Agreed DECISION: to rewrite the policy including suggestions.
H8 Development of live-work units.	Proposals for development for live-work units will be supported where they make the best use of land. Proposals for development for live-work units will be supported where the live-work unit shall be the primary dwelling of the occupant.	Whilst we are supportive in principle to the live-work concept*, similar to elsewhere, we are unable to support the current wording on the basis it provides for insufficient control of such development (effectively a residential use with employment as the secondary) in the parish. It would arguably allow live-work units to be developedin any location if these 2 criteria were met and we doubt that is the

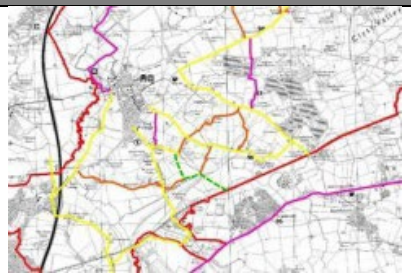
		intention. In addition, we do not consider either of the criteria to be clear or implementable. How would the 'best use of land' be judged? Generally, the policy is too open and vague and needs far more restrictive locational criteria, including proximity to services etc., and/or to be related to the re-use of suitable rural buildings and brownfield sites (as opposed to new build). We appreciate that the policy is significantly altered from the previous version we reviewed recently, and the intention may have been to accommodate earlier concerns, but these remain and there is in fact now less control than previously. *N.b. Development of live-work units can be difficult to bring forward for the reasons referred to in the Plan, including difficulty securing mortgages (no longer the case). Notwithstanding that there may be an increased interest post-Covid, suggest you may wish to investigatethe current market conditions/deliverability further. • DECISION Policy has been rewritten to take on suggestions.

T1 New pedestrian and cycle route.	The Broadclyst Neighbourhood Plan supports the development of aroute providing safe and direct access for pedestrians and cyclists between Broadclyst Village and Broadclyst Station in order to: 1. Facilitate residents of Broadclyst Station travelling northwardsto/from locations such as: Clyst Vale Community College, Broadclyst Primary school, Killerton House, Ashclyst Forest. 2. Ffacilitate residents of Broadclyst Village travelling southwardsto/from locations such as: Cranbrook Town Centre, Cranbrook Train station, Blue Hayes Primary School, Cranbrook Education Campus.	Subject to comments of the Highways Authority, support this policy in theory notwithstanding that it is currently aspirational and funding and delivery is uncertain. However, should a scheme come forward, the policy provides some requirements to consider this against. No action

Policy Topic	Policy Wording	Comments
	There is also support for parts of the existing vehicular road to beadapted for safer pedestrian and cycle use. The provision of a new bridge in Policy T2 needs to be considered alongside proposals derived from this policy to determine the bestlocation and routing of this shared path.	
T2 Bridge over the Waterloo railway line to access Cranbrook Station.	To support the development of a bridge over the Waterloo - Exeter Railway line (Figure 52) for cyclists and pedestrians to enable peopleto safely access Broadclyst Station, Cranbrook, Cranbrook railway station from the north and centre of the Parish. Proposals for the development of a bridge to take into considerationthe following: • the route to and from the bridge must connect into CranbrookWestern expansion cycle and pedestrian infrastructure. • the bridge must be within easy walking distance to CranbrookRailway Station. • the bridge and associated infrastructure must provide safe access for residents (e.g. lighting, CCTV, surfaces, handrails,signage).	Support the policy in principle, should such a development come forward, although, as with T1, this is currently aspirational and delivery and funding uncertain. The need for CCTV is questioned, and lighting would need to be considered with impact suitably mitigated, therefore suggest the examples in the last bullet are removed or evidenced. • DECISION to adjust bullet • To include information from DCC • Policy Rewritten and map adjusted
T3 Parking provision	All new residential developments in which parking is provided are tobe in accordance with (EDLP T9) parking standards, and to provide appropriately-located charging points for electric or low emission vehicles, scooters and bikes. Residential developments are to: • minimize the visual impact of parking upon the setting. • provide parking areas that have maximum surface permeability.	Support this policy in principle. Suggest use of headings or numbering of parts (residential and other development) to aid interpretation. As currently set out, unclear for example, that paragraph 4 relates to paragraph 3 specifically. • DECISION agreed Clarity sought on whether there is evidence / a basis to support the • % included for public and staff parking charging provision. Whilstthe intention is supported, this sounds costly and would questionwhether viability has been tested/can be demonstrated. • DECISION adjusted

Policy Topic	Policy Wording	Comments
	All new employment, commercial, leisure and retail developments,including public car parks, Park and Change and Park and Ride facilities are to provide adequate parking provision taking into consideration the type of development and the accessibility of the location and in accordance with (EDLP T6 and T9) These developments are to: • minimise the visual impact of parking upon the setting • provide parking areas that have maximum surface permeability • ensure parking spaces are prioritisied for sustainable modes oftransport in the following order: bikes, E bikes, E scooters and electric cars • provide electric charging points at a minimum of 20% of the public parking spaces except where demonstrably unviable to doso • provide a minimum of 70% of the staff designated parkingspaces with charging points. • provide a mix of rapid, fast and trickle charging points exceptwhere demonstrably unviable to do so. • provide covered facilities for cycles, electric bikes and scooters. Parking facility developments which utilise roofs / covered areas orthe ground for mounting solar systems to generate renewable energy will be supported. Parking facility developments which generate energy for use: • within the parking area for charging vehicles and/ or illuminatingthe facility and /or • for the heating of adjacent buildingswill be prioritised.	Regarding support for parking facility developments which utilise roofs / covered areas or the ground for mounting solar systems to generate renewable energy, consider whether the intention (as currently worded) is to support in all locations, or whether subject to criteria e.g. regarding visual amenity, should apply. • DECISION agreed that visual amenity should apply • Policy rewritten

Policy Topic	Policy Wording	Comments
T4 Active travel infrastructure for commuting and leisure.	Support will be given to proposals which would extend and / or improve ~~the following~~ routes for active travel across the parish asseen in Figure 53. Development proposals that adversely impact these routes will notnormally be supported unless acceptable alternatives can be provided. Footpaths • Protection and extension of all existing Rights of Way. • Support for extensions to and new permissive paths. Cyclepaths and on road cycle routes • Protection of all existing cycle paths. • Support for extension to and new cycle paths and quiet roadroutes, Bridleways • Protection of all existing bridleways. • Support for extensions to and new bridleways. Multi use trails Support will be given to proposals for the following multi- trailroutes across the Parish which provide safe access: • Onto the Clyst Valley Trail throughout the Parish. • From Westclyst to Broadclyst Village. • From Blackhorse via Mosshayne to Westclyst and beyond. • Trails providing off road access to the Killerton Estate sites ofElbury Farm and Silverton Mill. • A Trail network which links the Killerton Estate sites of Elbury,Silverton Mill, Ashclyst and Killerton House. • A trail to provide a quiet route from Crannaford to Ashclyst.	Support this policy in principle. Note that whilst it is unlikely to secure the improvements alone, it may serve to direct funding to specific routes or help ensure that access to particular routes is incorporated in new development. It may well, however, draw objection due to the specific definition of the routes in Figure 53. This might be overcome by stating that Figure 53 shows indicative not definitive alignments. Agreed Consider that the policy would be strengthened by the addition of a clause to explicitly support the delivery of a cycleway across Broadclyst village which links to the three cycle lanes shown ending at the village edge. Agreed Suggest amendment to introduction as shown, for clarity. Re. Figure 53: • Map and key require clarification. Need to distinguish more clearly between pedestrian only routes and multi-use and suggest better alignment between the plan key and the policy wording. • Should all existing public rights of way in the parish not be included? • The route shown north of the proposed railway bridge crossing (highlighted by green pecked line in map extract below) is shown yellow (as a quiet lane). This does not presently exist and should be shown as a proposed off-road multi-use path. • Station Road is shown as a quiet route although it can be busy with traffic especially at peak commuting times and its inclusion is questioned. Decision: Map to be larger and adjusted where necessary

Policy Topic	Policy Wording	Comments
	<u>Low traffic neighbourhoods.</u> Support will be given to the development of 'low traffic neighbourhoods' in existing settlements and in new developments(of over 30 units) to provide a network of quiet streets with safe crossings across main roads for walking and cycling that any age orability can use.	
T5 Electric travel provision.	Proposals which support and expand an electric transport networkaround and through the Parish will be supported. These include provision of the following: • electric travel rental businesses. • electric stations for parking and charging across the Parish. • security systems for the bike and car hire/pool schemes. • effective signage, to include: 1. destinations and distances, 2. route maps, 3. historical and environmental information, 4. local information Proposals to ensure that development is appropriately located anddoes not harm:	Whilst this is supported in principle, we question the inclusion of much of the policy wording in terms of its relevance and application as a planning policy, other than the criteria to assess harm. Recommend that the emphasis should be on encouraging development proposals to support and promote electric travel and consider that this is/could be achieved through other policies in the plan, including T3, with the types of provision supported moved to supporting text, rather than have this as a separate policy. • DECISION to keep as stand alone Policy. Policy rewritten

Policy Topic	Policy Wording	Comments
	• the local character and setting; • amenities of local residents; • the environment and its biodiversity. Parking areas which use the design features and generate energy asset out in Policy T3 will be prioritised.	
NE1 Protecting Woodland	The areas of woodland listed below are regarded as important natural features that contribute positively to the character and amenity of the Parish. (see Figure 60)	Whilst we strongly support the objective to protect woodlandsin the parish, this policy as worded would inadvertently allow for the destruction of the listed sites and we therefore do not

	In this policy ancient woodland, ancient trees are in accordance withNPPF Paragraph 17c, while for woodland and trees outside this legislation: • development proposals that would result in the loss, damage, or deterioration of these woodlands will not be permitted unless an appropriate replacement planting, together with a method statement for the ongoing care and maintenance of that planting, is agreed. • proposals for development of woodlands 1, 2, 3 & 6 to create orenhance public access and use will be supported, where they donot adversely impact on ancient or veteran trees. 7. Ashclyst Forest 8. Whitedown and Poundpit 9. Paradise Copse 10. Rattlecot Wood 11. Burrowton Copse 12. Danes Wood	support the current wording. Suggest this could be overcome by amending it to read: “Proposals that result in loss or damage to ancient woodland, ancient and veteran trees and the woodlands listed below will not be permitted. In other woodlands, development proposals that would resultin the loss etc…” • DECISION agree but to use terminology provided by Forest Commission.

NE2 Green Corridors	The following woodland in Figure 61 and 62, which have been demonstrated to be of significance to the local community, areallocated as green corridors. 3. Moonhill Copse (Westclyst) 4. Ash Copse (Westclyst) Development proposals that would result in the loss, damage, or deterioration of these woodlands must provide appropriate replacement planting together with a method statement for the ongoing care and maintenance of that planting.	Contrary to the assumed intention, this policy does not give much protection and focuses instead on seeking replacement in event of loss, damage or deterioration due to development proposals. As per comments made to earlier draft plan, these sites should be included in NE1 and this policy should be removed. • DECISION to keep this as a stand alone policy as it now extends beyond the two woodland areas.

Policy Topic	Policy Wording	Comments
NE3 Tree Replacement Schemes.	In this policy ancient woodland, ancient and veteran trees are in accordance with NPPF Paragraph 175c A Tree Replacement Scheme is to be provided for development proposals that would result in the removal of one or more trees. Allaspects listed below are to be provided as part of the Scheme. • An obligation to replace trees according to Devon 3/2/1/ formula:at least 3 new trees for loss of a large tree, 2 for a medium tree and1 for a small tree. • Planting: in those instances where the replacement trees will notbe planted on the same site as the trees removed, the trees are to be planted for both biodiversity gain and community benefits, suchas: • For the regeneration and extension of orchards, • For the creation and enhancement of green corridors, • For the creation of noise buffers, • For the creation of and enhancement shelter belts, • For the creation of and enhancement wildlife corridors, • In or for the creation of community woodlands and orchards, • Along streets to create and enhance streetscape, • Beside rivers to create and or enhance natural flood management. The Tree Replanting Scheme is to include details on: • the species of replacement tree to be planted, and • an ongoing care and maintenance regime which includes responsibility.	Support with amends: Need to define size categories of small, medium and large trees and suggest referring that used in the guidance produced by TDAG in Tree Species Selection for Green Infrastructure:- small tree <10m; medium tree 10m – 15m; and large tree 15m-25m+, and that replacement should be with suitable locally characteristic species, generally of similar expected mature size to that of those to be removed. • DECISION adopted TDAG Amend last bullet to read: ongoing care and maintenance regime which includes **details of** responsibility **for maintenance** • DECISION agreed May be more appropriate to say biodiversity 'value' than biodiversity 'gain' in 4th paragraph with value, as replacement trees will inevitably initial result in biodiversity loss. • DECISION agreed Consider adding "and enhancement" to for the creation of green corridors and wildlife corridors. • DECISION agreed Policy amended

Policy Topic	Policy Wording	Comments
NE4 The protection and enhancement of hedgerows	Existing hedgerows, as ~~are~~ an integral part of the landscape character and biodiversity of the Neighbourhood Plan area, ~~and~~should be protected in the first instance, enhanced wherever possible and appropriately managed. Proposals to create new hedgerows and hedgerows that link withvaluable wildlife sites will be supported. Where hedgerows are unavoidably adversely affected by development proposals, the impact ~~their removal~~ is to be mitigated~~against~~ by the provision of additional appropriate planting on site. ~~Proposals to create new hedgerows and provide hedgerows that linkwith valuable wildlife sites will be supported.~~ ~~Proposals to create new garden hedgerows or enhance garden hedgerows will be supported.~~	Support with suggested amends, with reference to the policy justification, to ensure that the policy seeks first and foremost to protect and enhance hedgerows. Also, as proposals to create newhedgerows per se do not constitute development, there is considered to be no need to distinguish between garden and otherhedgerows. • DECISION agreed changes
NE5 Landscape and biodiversity	Development proposals should seek to contribute to a high qualityand biodiversity-rich natural environment by: c) Retaining and enhancing the existing 8 landscape characteristics (p10632) which contribute to the visual richness of the landscape and provide important habitats forwildlife. Where significant impacts on one or more of the characteristics is unavoidable, new planting/habitat creation~~replacement landscaping~~ of equal landscape~~habitat~~ and visual amenity value should be provided. d) Using locally distinct landscaping and boundary treatments. Preference should be given to native plants species, unless	Support with amendments as shown in the policy. 8 landscape N.b. Suggest deleting the 2nd part of character 3 listed on planpage 106 which reads "*although the open floodplain has less treecover*" as a lack of floodplain trees is not necessarily a positivefeature and is counter to natural flood management policies. Covered by stating enhancing . Re. criteria d (biodiversity net gain) – as you will be aware the NPPF specifically states that plans should provide for net gains for biodiversity so you should not need any additional evidence, although slightly contrary to the policy justification, a national 10% net gain requirement is not yet mandatory, but contained within the2019 Environment Bill. Depending on the progress of that Bill, this criteria may be tested at examination and it would helpful to consider and provide more information in the supporting text on themechanism by which it should be measured and secured, and to consider what the

		approach will be if it would impractical to deliver it on site. Would off-site provision be acceptable and if so then how
	non-native species provide greater biodiversity and habitatnet gain. f) Responding positively to the surrounding landscape setting, by being designed and having appropriate regard to the EastDevon and Blackdown Hills Landscape Character Assessment(2019) and relevant Devon Landscape Character Area Assessments.~~East Devon's 'Landscape Character Assessmentand Management Guidelines (LCA & MG) for East Devon' (2008).~~ g) Requiring biodiversity gains of 10% on all development and a requirement that developers use the Defra biodiversity net gain metric to calculate the impact of their proposals. Development proposals in the Parish at Westclyst, Tythebarn and Mosshayne are to enhance the urban landscape character areas by the promotion, creation and enhancement of green infrastructure orhabitat creation within these sites.	would this be secured? This can be difficult/complex to achieve. Also, to consider if you want the policy to apply to all types and forms of development or should there be exemptions for things like dwelling extensions/alterations? Policy has been rewritten to include above comments, and those by Natural England, Forestry Commission, Historic England

NE6 Local Green Spaces	The following accessible community green spaces, which have been demonstrated to be of significance to the local community, are designated as Local Green Spaces (in accordance with paragraphs 99and 100 of the NPPF in Appendix 26): 1. Oak Tree Close Broadclyst Village 2. Recreation Ground Broadclyst Village 3. Village Green Broadclyst Village 4. Holly Close Triangle Broadclyst Village 5. Chapel orchard Dog Village in Broadclyst Village. Development within these local green spaces will be limited toworks that would enhance the accessibility, biodiversity, and community and/or educational value of these spaces.	Support this policy. Suggest that reference to the Figure 63 showing the spaces is included at the beginning of the policy. **Decision agreed** Noted that these LGS are all in Broadclyst Village and there is an aspiration to identify others in other parts of the parish. To be aware that it would be preferable if possible to identify all those existing green spaces that the Parish which to have LGS status through this Plan forinclusion in the Plan rather than at a later date. **Decision agreed**

Policy Topic	Policy Wording	Comments
	The location and extents of the above Local Green Spaces are shown in Figure 63.	Policy rewritten
NE7 Natural Flood Management (NFM).	Natural Flood Management (NFM) measures are to be consideredfirst in all new development where possible. The following schemes will be supported: • tree and hedgerow planting to slow the rate of water flowacross a catchment • river and floodplain naturalisation (reconnecting rivers to their floodplains) • provision of woody debris dams • creation of water storage capacity within the floodplain • biodiversity enhancements that will help to deliver NFM measures. **If it can be demonstrated that NFM measures are not feasible, proposals for new engineered flood defenses at appropriate placesalong the three rivers (the Culm, Cranny and Clyst) that will significantly improve natural flood and water management schemes will be supported.** Flood defence proposals should seek opportunities for natural biodiversity enhancement, habitat creation and water quality improvement. Flood defence schemes that also provide renewable energy throughmicro-hydro schemes are encouraged and supported where locatedappropriately to minimise 'bad neighbour' impacts, including noise and light impacts.	We welcome the changes made to the earlier draft of this policy, including reference to Natural Flood Management measures to be considered first in all new development. However, we not support itin its entirety. The plan has not provided any evidence that infrastructure is presently at risk of flooding and it is considered thatthe 3rd paragraph of the policy (shown in bold) could lead to engineered defences that damage biodiversity, landscape and heritage features, and should therefore be deleted. If a demonstrable need is identified in the future for an engineered flood defence scheme, the works would be expected to require planning permission, discussions would be had with the Environment Agency, and support could still be shown. Also to be aware that the NFM measures will only constitute development requiring planning permission where an 'engineering operation' is involved. Policy has been amended in light of above comments and those by the EA, NE and DCC

Broadclyst Neighbourhood Plan – Pre-Submission (Regulation 14) Version (December 2020)

Sites allocated in the Broadclyst NP

Policy Topic	Policy Wording	Comments
COMMUNITY FACILITIES & SERVICES	Aims: - To provide a new Community Sports Hub. - To maintain and improve existing community facilities. - To provide additional community spaces for Sports, Leisure and Recreation. Objectives: *To protect and enhance existing community spaces, core current facilities and assets.* *To provide a new Community Sports Hub.* *To provide a new all-weather floodlit pitch.* *To assist disabled people to access sports locally.* *To increase the range of outdoor and indoor sports for the community.* *To support the development of a new swimming pool providing community access.*	Introduction to this chapter – suggest including Broadclyst Community Farm in Figure 8. We are aware they intend to create acommunity café, thus fulfilling one of the requests of the community.
PolicyCF1 CommunitySports Hub	Land identified in Figure 15 is allocated for a Community Sports Hub development to include the following: - An All-Weather Floodlit Pitch - A Community Building - A Secure Storage Building - A Car Park Proposals should meet the following site-specific requirements: 1. Provision of an Artificial Grass Pitch (AGP) Hockey Plus surface or an equivalent surface that provides the same range of sporting activities.	This allocation lies within the Clyst Valley Regional Park which requires compliance with Strategy 10 of the adopted Local Plan. Notwithstanding input we have provided to the community to help inform site options consideration and the references to Broadclyst in the Playing Pitch Strategy, it is not considered that the policy, as worded, complies with Strategy 10. However, with adjustments and clarification, it is considered that it could be supported. Evidence would need to be provided to show how this proposed allocation could align and further each of the strategic objectives in Strategy 10. CVRP Master plan released after Reg 14 consultation so close reference to this doc was not possible. Retrospectively this will be amended in the Reg 16 draft. This sites relationship and all relevant sites relationship with the CVRP will be provided in an Appendix

Policy	Topic	Policy Wording	Comments
		2. A Car Park to include provision for movement and designated parking for; coaches, bicycles, cars and electric charging points (see Policy T3). 3. Community building to include: changing facilities, toilets, kitchen, social/ café space, storage space and rooms for meetings, fitness /training area and offices. 4. Access will be from the B3181. 5. Generation of on-site renewable energy (see Policy DC1). If proposals for the site identified in Policy CF1 does not meet required planning criteria or if development has not commenced within a five year time scale from the date of Plan adoption, then the reserve site in Policy CF2 can be developed for the use specified. If Policy CF2 back-up site is developed, then the preferred site CF1 can no longer be developed for the use specified.	More generally, in terms of this being a suitable site for this facility from a technical perspective, we would highlight the need to be able to create an acceptable highway access, walking and cycle links, and mitigation of impact from lighting. Now covered We are also keen to ensure that the community satisfies itself that the development is both deliverable and viable, both in its own right and in preference to the current strategy of including a reserve site in case it isn't (see comments at CF2). With reference to policy wording, we would comment as follows: 1. In criteria 1, suggest requiring "**at least** the same range" and consider specifying particular priority sports that must be catered for, for clarity, with reference to the community need identified; 2. That the office use proposed is clarified as ancillary for the sports hall/ use by community groups/parish council only and not for more general commercial office use; 3. That the café use is clarified as ancillary - for sports hub users and during events. We would wish to avoid competing with the community farm offer next door if at all possible; 4. Greater clarity in the wording as to whether the secure storage is required as a separate building or integral; 5. That improved walking and cycling infrastructure to the site is accommodated (noted there is a footpath on the other side of the B3181 at this point, so for instance a refuge for pedestrians crossing the road would seem appropriate and/or other safe alternative pedestrian access), and footpath access to Broadclyst Community Farm is incorporated; DCC transport provided guidance

Policy	Topic	Policy Wording	Comments
			6. That the land for highway access must be included in theallocation; 7. That the highest standards of lighting are required to minimise light pollution, and floodlighting times restricted toa maximum 10:00pm and for the duration of training and pitch use only i.e. the lights are not on during void periods; 8. Notwithstanding that permeable car park surfacing will berequired under policy T3 on the plan, consider specifying surfacing to ensure surface sealing is minimised; 9. Suggest Point 3 allows for turning rather than just movement. May also want to consider including designatedspaces for minibuses; 10. Notwithstanding that securing of a biodiversity net gain is tobe required under policy NE5, suggest including site specific requirements here, particularly safeguarding of copse and southern hedge boundary; 11. General review of requirements to ensure they are clearly specified enough e.g. with regards to size / space /siting of required facilities, fencing, boundary treatments, number ofcar park spaces etc.; 12. Renewable energy requirement – this same requirement (&indeed others within the policy) is repeated in overarching policy elsewhere. We suggest this is reviewed and consider that the renewable energy requirement can be removed from the policy for this reason, unless there are site-specific requirements e.g. specifying battery storage (as it is likely togenerate in the day but be needed in the evenings) or solar for showers etc.; 13. Notwithstanding our overall position regarding the inclusionof the reserve site (see CF2), and irrespective of the suitability/viability of either site for the purpose proposed, to be aware that as currently worded, Policy CF1 would appear to allow the use of site CF2 even if only one application is submitted on CF1 and is refused for not meeting the criteria of the policy in full, and therefore itwould appear to need to be more explicit as to the conditions when CF2 would be pursued in favour of CF1. Decisions: Map will be larger and enhanced to show access arrangements and boundary treatments. Policy updated with comments listed above. Still to come is minimum size specifications for Pitch, Community Hub and car park Path to Heathfield safeguarded Another site in Parish has come forward so happy to delete CF2 but keep in clause of

		a reserve site for specified use. Important as evidenced community support / need for such a facility.

Policy	Topic	Policy Wording	Comments
PolicyCF2 Reserve sitefor Community Sports Hub		Land identified in Figure 16 is the reserve site for Policy CF1 and will only come forward if the preferred Community Sports Hub Site in Policy CF1 does not meet required planning criteria or if developmenthas not commenced within a five year time scale from the date of Planadoption. If Policy CF2 reserve site is developed, then the preferred site CF1 canno longer be developed. Land identified is allocated for a Community Sports Hub developmentto include the following: 1. An All-Weather Floodlit Pitch. 2. A Community Building. 3. A Secure Storage Building. 4. A Car Park. Proposals should meet the following site-specific requirements: 1. Provision of an Artificial Grass Pitch (AGP) Hockey Plus surface or an equivalent surface that provides the same range of sporting activities. 2. A Car Park to include provision for movement and designated parking for; coaches, bicycles, cars and vehicle charging points (see Policy T3). 3. Community building to include: changing facilities, toilets,kitchen, social/ café space, storage space and rooms for meetings, 4. fitness /training area and offices. 5. Access will be from the B3181. 6. Generation of on-site renewable energy (see Policy DC1).	Similar to comments above, this site also lies within the Clyst Valley Regional Park. Extra work would need to be done/additional text added, if this policy is included in the plan, to ensure a scheme can come forward that is compatible with Strategy 10 of the Local Plan. However, unlike CF1, this 'reserve' site, not does not have an established recreational use and, as a greenfield site detached from the village, and with reference to Strategy 10 of the Local Plan, we do not support the development in this location. We also have concerns on technical matters including the lack of footpath link andapparent need to rely on access by car; the resultant increase in traffic on Station Road (in contradiction with your Policy T1); and landscape and heritage impacts. On the policy wording itself, the majority of the points raised against CF1 would also apply. However, overall, for the reasons given, we would like to see the removal of this reserve option from the Plan, with a focus going forward for the community to satisfy itself, and the LPA, that the CF1 preferred proposal can be delivered. DECISION: Reserve site CF2 has been deleted due to comments by NE, HE DCC AECOM and EDDC. There will still be a reserve site clause included in the Policy as encouraged and supported by Locality.

Policy Topic	Policy Wording	Comments
ECONOMY & EMPLOYMENT	**Aims** • To expand and diversify economic development and activitywithin the Parish. • To regenerate brownfield sites within the Parish. **Objectives** *To provide new businesses in suitable locations to provide local employment opportunities.* *To support development of new buildings to provide diversification of existing farm businesses.* *To support regeneration of commercial sites to a more sustainablemodel of mixed-use development which brings forward substantialcommunity benefits.* *To develop new micro-sized businesses throughout the Parish.To develop shared working space in the Parish.* *To develop start-up business which supports local opportunities ormeets local needs.* *To expand development of tourism-based businesses.* *To support food and drink production businesses which link tofarming heritage.*	*Whilst we are supportive in general terms of a the Plan's intention to support a sustainable rural economy and note the links made to the EHOD Shared Strategy, there has been limited opportunity to consider the individual proposed employment sites.* *Officers have noted no obvious conflicts at this point in respect of undermining delivery of existing employment allocations, including the Enterprise Zone.* *However, we have flagged various initial concerns/issues for your consideration in the comments below, including regarding the mix and scale of uses at specific sites and the suitability & sustainability of some locations for the development proposed.* *We therefore request further information/details and discussion beforethe next stage.*

Policy Topic	Policy Wording	Comments
EC1 Regeneration of Beare Farm	Site EC1 in Figure 29 shows the area of Beare Farm to be regenerated to provide flexible commercial space for uses such asthe following: • Offices, • Food and/ or drink production, • Small light industrial workshops. Proposals for Class B2 and B8 uses will not be supported. Development and redevelopment of Beare Farm will be permittedsubject to the following site specific requirements: 1. Sufficient parking provision within the site to ensure: • there is no detrimental impact to the effective functioning of businesses on site, • that alternative sustainable modes of transport are provided for,safe access on /off the B3181 and onto the pavement that leads to the Beare bus stop.	Understood that this proposal, as well as several others below, is driven by the National Trust/Killerton Estate masterplan which was not available at time of writing. Went onto Website the day received which was 2 days before consultation closed!! More information is needed to understand the thinking behind and intention of the proposal and any impact on the future of Beare Farm as a working farm. On the basis of the information currently reviewed there appears to be no clear justification for the proposal and no allowance made for the fact the house and outbuildings are listed. We would question whether consideration has been given to the appropriateness of converting them or indeed permitting new build on the significance and setting of these heritage assets, and if this were considered feasible, whether the proposal would be viable. We have noted the headline Stratton Creber appraisal, purely from a marketability perspective, but overall question whether this can be considered a sustainable location for these uses. Decision: In justification there is a section on the future of Beare Farm as a working farm. EC1 exempt from Policy EA1 Policy updated in relation to comments above
EC2 Regeneration of Crannaford Site	Figure 30 shows the area of Crannaford to be regenerated through refurbishment and selective development to provide flexible commercial space for the following uses:	In principle we would not be adverse to regeneration/re-use of this brownfield site. However, we consider that the uses proposed would be expected to generate significant traffic and public use of

Policy Topic	Policy Wording	Comments
	• Light Industrial; • Garden Centre including a café; • Children's play park and café; • Nursery Day care centre. Redevelopment and any new development will be subject to thefollowing site specific requirements: 1. Proposals are not significantly harmful to the amenity of anyexisting onsite and/or? neighbouring businesses and homes. 2. Sufficient parking is provided on site to ensure there is nodetrimental impact on the effective functioning of the businesses on the site. 3. New pedestrian and cycle paths are provided to access the site,as there is no safe provision along the existing road network. 4. The volume of traffic generated by proposals can be accommodated on the local highway network without detrimentto rail and road safety including quiet lanes identified~~as proposed~~ in the Clyst Valley Regional Park masterplan. 5. Access onto and off the site can accommodate two-waymovement of vehicles.	the site. Notwithstanding that the criteria acknowledges the issue, we have concerns about access and putting increased pressure on the Crannaford rail crossing to the south in particular. Furthermore,the suitability of this location for any re-development/development would be significantly altered if the Crannaford Crossing were to be closed. We therefore strongly suggest that the impact on/future of this crossing should be discussed with Network Rail as a priority – if not done so already. Completed Parts of the policy wording are also unclear – are any of the uses a priority? Are they either/or, or is a comprehensive redevelopment scheme sought. We would also seek clarification on evidence underpinning the proposed allocation. The Stratton Creber headline market assessment does not appear to support all these uses, and the Aecom study assessed it for residential park homes? We have particular concerns about the proposed uses as a nursery and play park, noting that for the latter access needs to be safe for unaccompanied children. Policy has been redrafted based on comments above and information from Network Rail and the EA. Policy reviewed by AECOM and Locality
EC3 Regenerati onof Winter Gardens Site	Figure 31 shows the area of Winter Gardens to be regenerated toprovide flexible commercial space for the following uses: • Offices • Light industrial uses Proposals for Class B2, B8 and Class F uses not supported. Redevelopment will be subject to the following site specific requirements: 1. The redevelopment does not have an adverse impact on the character of the area.	Any development would need to ensure that the current use as a farm is not undermined and that retail use is avoided, due to excessive traffic generation. Existing use as a farm not undermined to be added as a section in justification. Similarly, office use is unlikely to sit comfortably alongside active farm use and light industrial and may encourage a high turnover of customers/visitors to the site. Deemed appropriate add to justification

Policy Topic	Policy Wording	Comments
	2. Sufficient parking is provided on site to ensure there is nodetrimental impact on the effective functioning of businesses on the site. 3. Proposals would not significantly harm the amenity of any onsite neighbouring businesses and neighbouring residents. 4. The volume of traffic generated by proposals can be accommodated on the local highway network withoutdetriment to road safety. 5. Adequate infrastructure is provided for safe vehicular movement onto and off the local road as well as within thesite. 6. Landscaping is provided to enhance the setting andscreening of the site. Any new development on this site for the above uses would be acceptable subject to all of the above and that it should improve thelandscape and character of the area.	The policy also currently mixes old (B) and new use classes (F). More importantly, acceptable and unacceptable uses need to be clarified in respect of the new E use class (which replaces B and others). Uses B2 and B8 remain valid Suggest deleting the last paragraph of the policy as unnecessary repetition – if improvements to landscape and character are sought, this should be in the criteria – at present this paragraph contradicts criteria 1. agreed Overall, whilst some commercial development/re-development may be not be unreasonable here, more information is sought as to the need, vision and rationale for this allocation.
EM1 Regener ationof Silverton Mill Site	Figure 34 shows the area of Silverton Mill to be regenerated to provide a mixed use development for the Killerton Estate to includethe following: • 25 new dwellings; • A car park for access to Ellerhayes Bridge; • Areas for water activities and recreation uses; • Class E Café and/ or retail; • Visitor Centre; • Car Parking; and • Up to 2000m2 of employment space for Class E use. Proposals for B2 and B8 use would not be supported.	Policy reviewed by AECOM and Locality As elsewhere, it is understood that the driver for this proposal is the Killerton Estate masterplan. We would however question the appropriateness/relevance in planning policy terms of the phrase “for the Killerton estate” (here and elsewhere). IF the allocation(s) is specifically and clearly related to the role, function and future of the Killerton estate this may be reasonable and could be more explicit. To be put into justification section for the Killerton estate deleted Whilst we have not been able to review this masterplan document to understand the rationale for the proposal, we have significant concerns regarding this proposed allocation as well as the policy wording in terms of ambiguity. It is noted the site is adjacent to the main Killerton House and grounds and is, in part, a brownfield site. However, this is an

Policy Topic	Policy Wording	Comments
	Development of the site to consider, historical, ecological and floodrisk constraints, through delivery of high quality design and layout which enable local enhancements to be secured. Redevelopment and expansion of Silverton Mill site will bepermitted subject to site specific requirements: 1. Differing uses are distributed and located appropriately to minimise 'bad neighbour' impacts, including, where necessaryand appropriate, controlled hours of working for employmentuses to minimise noise and light impacts' 2. To provide landscape and public realm improvements that improve arrival experience and enable this area to develop as aleisure destination. 3. To provide new pedestrian and cycle paths to access the site, asthere is no safe provision along the existing road network.	unsustainable location for new housing, not near to any services or facilities, and generally uses generating significant traffic, such as those proposed, are likely to be problematic. Add section to justification section multiple bullet points as to why and to note that there are numerous existing residential properties already on this site. Locality in support and provided material for this section The proposed allocation also includes a considerable amount of employment space, and with reference to the Stratton Creber marketability report, it is presumably to be largely new-build and **not a replacement of existing redundant agricultural buildings. This is a redundant papermill site not agricultural** Similarly, it is difficult to see why a remote countryside location is considered appropriate for this This was a very large scale employment site in the past , **and it is questioned if the proposed allocation can be said to equate to the suitability for "small scaledevelopment" envisaged in the Aecom study.** This level of development is an error and not reported in the AECOM report for this site but for EM2 A significant part of the site is also liable to flood and any development should avoid these areas. Noted and included in site specifics It is understood from the information available that the proposed residential element is included primarily to deliver viability. Given the size of the Trust's holding it is not clear why, if this is justified, it could not be considered in a more sustainable location around Broadclyst village, with a focus at this site on proposed visitor centre/recreation offer as an enhancement of the Killerton visitor offer, if that is the main intention. NT to provide this justification section in the NP Furthermore, it is noted that the Housing Needs Assessment (HNA) identifies an overall need for 43 houses and this can be met in its entirety through allocations under the HN1 policies. The additional

		housing proposed in EM1 (and EM2) considerably exceeds this identified need, in locations not considered to be sustainable for new residents, and with insufficient justification for its allocation. To be put into context in justification Overall, similar to elsewhere, and to the recommendations by Aecom, more details and evidence would be needed, including an

Policy Topic	Policy Wording	Comments
		options appraisal, for further consideration of what may be acceptable development at this site. This policy and justification section was assessed by Locality. The above comments will be addressed in either the redrafted policy and or in the justification section.
EM2 Regeneration of Elbury Farm	Figure 35 shows the area of Elbury Farm to be regenerated to provide a new mixed development ~~for the Killerton Estate~~ to includethe following: • 10 new dwellings. • Conversions of existing brick buildings to provide: • Residential accommodation, • Nature Reserve visitor reception and facilities.Demolition of agricultural buildings to facilitate • A car park for visitors and residents. • Up to a maximum of 2.000m2 of business space for Class E uses. Proposals for Class B2 and B8 would not be supported. Redevelopment of Elbury Farm site will be permitted subject to site specific requirements: 1. Differing uses are distributed and located appropriately to minimise 'bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working for employmentuses to minimise noise and light impacts, 2. Landscape and public realm improvements that improve arrivalexperience and enable this area to develop as a leisure destination. 3. Sufficient and safe parking provision with sustainable transport modes prioritised by installation of bicycle parking and electric bike hire provision. 4. To provide new pedestrian and cycle paths to access the site from Crannaford, as there is no safe provision along the existingroad network.	Policy reviewed by AECOM and Locality As with Silverton Mill, we understand that this is a proposal under the Killerton Masterplan. However. without sight of this document we can again only provide a broad view. This allocation lies within the Clyst Valley Regional Park which requires compliance with Strategy 10 of the adopted Local Plan. As with other proposed development in the CVRP, evidence would need to be provided to show how this proposed allocation could align and further each of the strategic objectives in Strategy 10. Section provided in an Appendix for all such sites Separate to the development envisaged by this policy, we are generally aware and supportive in principle of the NT biodiversity/re-wilding project at Elbury Farm, providing this contributes to the CVRP strategic objectives. Discuss this biodiversity/re-wilding project at Elbury Farm, and High Level Stewardship scheme. However, this is a significant development proposal including residential, employment and tourism, and although close to Cranbrook and Broadclyst, access is difficult for vehicles, pedestrians and cyclists and the site is currently considered to be an unsustainable countryside location. Policy alterations Strengthened justification section Although the policy seeks a proposal that addresses some of these constraints, similar to the Aecom study recommendation, the proposal and site suitability is considered to need further work than has been submitted with the NP for an allocation, and also greater

		clarity and control within the policy wording, for example to be more specific than “E classes”, particularly in respect of retail, what ‘nature reserve’ etc.

Policy Topic	Policy Wording	Comments
	5. Access onto and off the site is accommodated by two-way movement of vehicles from Burrowton Road, accessing the sitefrom opposite Crannaford Cottage and down a short section ofElbury Lane. The remainder of Elbury Lane between the development site and Heath crossroads to be designated as a quiet lane as proposed in the Clyst Valley Regional Park masterplan47. 6. The amount of traffic generated by proposals can be accommodated on the local highway network without detrimentto rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan.	As EM1 above, it is noted that the HNA identifies an overall need for 43 houses and this can be met in its entirety through allocations under the HN1 policies. The additional housing proposed in this policy (and EM1) considerably exceeds this identified need, in locations not considered to be sustainable for new residents, and with insufficient justification for the allocation. Housing numbers reduced and employment space too Notwithstanding the comments in the Aecom study, more detail would be needed **regarding the future of the established agricultural use and any development would need to ensure that the current and future use as a farm is not undermined**. Also, in terms of evidence, the allocation as described in the policy also appears to be on a more significant scale than has been assessed in the Aecom study. EM2 exemption from EA1 Scale reduced Similar comments apply with regards to the rational and the overall use of the NT holding as stated at EM1, and more information and a discussion is sought to better understand the reason for the allocation and whether there is scope across sites to focus particular uses at particular locations. Policy reviewed by AECOM and Locality. Section will be added to provide: more information and adiscussion is sought to better understand the reason for the allocation and whether there is scope across sites to focus particular uses.

Policy Topic	Policy Wording	Comments
HOUSING	**Aims** • To provide housing to meet local needs. • To increase accessibility and affordability of housing for localpeople. • To increase provision of self-build and live-work units. **Objectives** *To ensure there is a supply of affordable houses in perpetuity forlocal people.* *To support schemes and developments which provide a specifichousing mix.* *To provide guidelines for houses to be built on sites not allocated inthe BNP.* *To provide new residential and mixed development sites in theParish.* *To Provide a local connection housing criterion.To provide houses to meet local housing needs.* *To develop the provision of self-build properties in the Parish.To develop the provision of live-work units in the Parish.*	Some aspects of the introduction to the Housing Chapter (plan pages 79-85) are considered to need amendment for accuracy and we would also make the following observations on the approach to housing in the NP: • Figure 38 (p.79) - we would question whether Old Park Farm Phase 3, land which is not allocated for housing in the Local Plan, and which is on land that is green wedge and where there are objections from Historic England on grounds of significant negative impact on Poltimore Park, should be included in housing figures. • P.80 (paragraph 2) & page 81 (paragraph 4) – to note that it was determined through the Local Plan inspection that the level of growth required in the district could be met on allocated sites (including the strategic 'west end' sites), and as such it was not considered necessary to proceed with allocation at the villages (including Broadclyst), so as set out in Figure 41, the Local Plan has a starting point of zero houses. We are therefore not planning for an unknown number of homes as such. Rather, across the district, it was agreed that a small number of 'windfall' sites would continue to come forward within the Built Up Areas Boundaries, and that if communities wished to see higher levels of housing they should demonstrate evidence of need and propose it through a Neighbourhood Plan and/or Community Land Trust.

Policy Topic	Policy Wording	Comments
		• Also with reference to Figures 41 and 42, it is noted that whilst the Housing Needs Survey (2017) is still valid, it is 4 years old and there is potential for the need for the 43 homes (16 affordable and 27 open market) to have already been met/provided for. As the NP has effectively identified an 'excess' of suitable sites to meet that identified need identified, suggest considering only allocating sufficient sitesto meet the need for 43 houses at this time, (which could bemet from H1, H2 and H3) and undertaking a partial review ofthe housing provision in the Plan in a few years at which time, based on the outcome of a new HNS, further sites could be brought forward? If all sites are included in the plannow, naturally this could result in them all being developed, with the preferred sites developed last. • P.82 (5th paragraph) – notwithstanding the validity of the considerations listed, we would suggest that the primary consideration for any proposed scheme outside of the BUABwould be access to facilities and sustainability in the first instance. • Noted that Figure 43 makes no reference to the EM policy housing provision and it appears from subsequent text thatthese are not considered to be housing policies. We wouldquestion this as 35 dwellings are proposed through them. Also to note that there are a different set of aims and objectives listed for housing at the start of plan to those in the chapter and thisshould be adjusted for consistency, in line with the evidence.
H1 Blackhorse Gardens Site Allocation at Blackhorse	Land at Blackhorse Gardens identified in Figure 44 is allocated for asmall scale development to include the following: • 2 live-work units (1 to one and a half storeys only) • 2 houses (2 storeys only)	This site is classed as open countryside in the Local Plan (Strategy 7). It is not particularly well-connected to services and facilities, although the bus service is frequent. However,

Policy Topic	Policy Wording	Comments
	The live-work units will be required to adhere in full to live-workPolicy H8. Proposals should meet the following site-specific requirements: 1. Mitigation features for residential dwellings falling within theAirport Noise Contour 57 – 60 dB. to be met in full. 2. Dwellings to reflect the distinctive style of buildings in theBlackhorse settlement (see Appendix 14) 3. A detailed Transport Assessment to ensure that access will takeinto consideration that: ○ Blackhorse Lane which is part of the commuter andleisure cycle network for cycling and walking (EDLP Strategy 10), and the Clyst Valley Regional Park masterplan. ○ provision of safe vehicular, pedestrian and cycleaccess onto the London Road. ○ inclusion in the development of a section of theClyst Valley Trail this from London Road to Blackhorse Lane. 4. Existing vegetation surrounding the site to be retained with newtree planting incorporated into the scheme to minimise potential impact to the greenfield site.	with reference to Strategy 6 and subject particularly to the impact of airport noise being fully mitigated as stated in criteria 1, this small-scale in-fill development could be acceptable. With regard to the wording/requirements of the policy, we would expect this to clearly specify that the site is to be accessed from London Road, and that the CV Trail referred to should be min. 5 metre width (as in H2). Agreed There are other areas of poor/unclear/vague wording to be addressed, including: • Storeys – should this be 'maximum' rather than 'only' to allow for development of bungalows? agreed • Point 1 – it should be more explicit against what this will be assessed/how one will know if has been 'fully met' - suggest this could be included within the supporting text • Point 2 – notwithstanding comments at D1, if wanting reference to Character Assessment this should be by name, not just appendix number. agreed • Point 3 needs some re-wording to make sense and ensure the requirements are clear – "take into consideration" is not a requirement to provide. The requirement to submit a detailed TA and the requirement to incorporate these elements into the development are 2 different things. As presently worded it would in theory allow development to be approved provided a transport assessment is submitted, which would normally form part of application details anyway. Redrafted with help from DCC transportation guidance • Point 4 – to minimise potential impact to the greenfield site – as there will clearly be an impact by virtue of its

Policy Topic	Policy Wording	Comments
		development, would the requirement be more to mitigate the impact & provide enhance screening, and biodiversity gains? With the earlier amends pre-Reg 14 to Policy H8, please note the cross-reference to that policy, as currently worded, is not considered useful in assessing proposals. Also to note comments at Policy H8 about live-work unit development – may need to restrict the work element to a % of the unit to enable a mortgage to be secured. Policy has been redrafted in light of all comments received from Statutory bodies
H2 Clystlands Site Allocation at Broadclyst Station	Land at Broadclyst Station identified in Figure 45 is allocated for 24residential dwellings to include the following: • 12 affordable houses • 5 self-build plots • 7 open market houses • Children's play park • Provision of land for a minimum 5m width pedestrian and cyclelane for the Cranbrook to Exeter Cycle route. • Landscaping to include a new hedgerow with trees along theStation Road boundary of the site. Proposals should meet the following site-specific requirements: 1. Access arrangements to enable and encourage active travelto houses, play area and onto the Exeter - Cranbrook cycle path to be provided. 2. A comprehensive scheme for some of the residential development to follow the existing linear developmentpattern to be included.	Policy reviewed by AECOM and Locality Whilst this site is classed as open countryside in the Local Plan (Strategy 7), with reference to Strategy 6 and its relative proximity to services and facilities and adjacent residential uses, it is not considered unreasonable for allocation in NP in principle, in order to meet identified community needs. We would broadly concur with assessment in the Aecom study, including the need for floodrisk & ecological constraints to be considered. However, we are very concerned about the explicit reference to/emphasis of an affordablehousing adjustment. This is already implicit in the previous sentenceand Local Plan policy. Furthermore, the basic test for 'affordable housing' is that it is 'affordable in perpetuity'. This sentence should therefore be deleted. Unclear/ambiguous wording in parts of the policy, particularly the site-specific requirements 1 and 2, and unclear what is being referred to by "provision of 2 community facilities" – if this relates to the play park and cycle lane need to make this clear, and if not, this requirement should be stated as a requirement in the bullet-points above.

Policy Topic	Policy Wording	Comments
	Provision of two community facilities benefitting Broadclyst Stationare to be taken into consideration in site viability. ~~Adjustment may be possible to the affordable housing provision butsuch adjustment will not apply to the affordable houses in perpetuity~~.	This policy has been redrafted to take into consideration the above comments and those of other Statutory bodies, NE, EA DCC
H3 Heathfield site allocation in Broadclyst Village	Land on the edge of Broadclyst Village identified in Figure 46 is allocated for a small scale development **of 16 houses**. ~~to include thefollowing:~~ ~~16 Houses~~ Proposals should meet the following site-specific requirements: 1. To provide the affordable housing breakdown in Policy H5(part1). 2. Provision of a safe vehicular access onto the Whimple road. 3. A separate access for pedestrians located away from thetwo road crossing junctions is required to enable direct access to the existing public footpath. 4. As hedgerow removal will be required to facilitate access, loss of existing boundary vegetation to be replaced as partof a landscaping / planting scheme. 5. For the landscaping scheme to incorporates green corridors,new trees and planting to minimise and mitigate the impactto this greenfield site.	Policy reviewed by AECOM and Locality Whilst on land classed as open countryside (Strategy 7), and notwithstanding the planning history, the site is immediately adjacent to the Built Up Area Boundary of Broadclyst, and near to service and facilities, with no apparent significant constraints, (apart from Tree Preservation Orders). The recommendations of the Aecom assessment that the site is suitable in principle is therefore not considered unreasonable, in order to meet identified local need. There is however some vagueness in the current wording, e.g. • if this is to 'include' housing – what other uses will this policy permit? For clarity, unless other uses are being proposed (and in which case they should be specified), this should simply be for 16 homes (as shown). (**n.b. This point applies to other policies**.) • Located away from the 'two road crossing junctions' – unclear what this means. Policy has been redrafted with these comments and advice from DCC transportation and NE and Forestry commission
H4 Jarvisha yes site allocati onin Broadcl yst Village	Land on the edge of Broadclyst Village adjacent to the ConservationArea identified in Figure 47 is allocated to provide a new residentialdevelopment for the Killerton Estate to include the following: 20 Houses	We question the fundamental principle of allocating this site for development site due to impact on the conservation area and adjacent listed buildings. We are also concerned about visual prominence and note our view overall is similar to the assessment and recommendation of the Aecom Site Assessment study i.e. that it

Policy Topic	Policy Wording	Comments
	Proposals should meet the following site-specific requirements: 1. Provision of the affordable housing breakdown set out in PolicyH5 (part1). 2. Retention, improvement and development of the existing right ofway to ensure safe and secure access into, across, and out of the allocated site. 3. Provision of a streetscape, and heritage impact assessment, to demonstrate how the development will minimise and mitigate theimpacts on listed buildings and the conservation area. To include: • A high-quality housing design scheme that respects existing localvernacular, the character of the adjoining Conservation Area, and the setting of the Listed (Grade 2) terraced buildings on the opposite side of the B3181 to the east. • A scheme which incorporates green corridors, with new tree planting to retain and encourage biodiversity and minimise netimpact of development on this greenfield site. • A comprehensive boundary scheme to retain and enhanceboundary hedgerows and trees utilising a native planting strategy. 4. Proposals are required to include a section of the cycle route fromWestclyst to Broadclyst Village (and onward to Killerton) within this development as seen in the Clyst Valley Regional Park Masterplan.	is not suitable for these reasons. It is also possible to meet identified community needs for housing as set out in the HNS on sites allocated under H1, H2 & H3. As such, we strongly suggest thisproposal be deleted. Noted again the policy specifies "for the Killerton Estate" but who the developer is or who the development is for is outside the controlof the planning system (see also comments at EM1 above). If the Killerton Estate / National Trust has aspirations for this development, it is suggested that discussions be opened with the LPA to understand the need and evidence for this and whether it canbe demonstrated, and clarify the intention - market homes for sale or, presumably, homes tied to the Killerton estate? Engagement with Historic England is essential and if wanting to pursue this allocation, a Heritage Impact Assessment should be carried out, in consultation with Historic England. It is also in the Clyst Valley Regional Park and as such would need to be required to make a significant contribution to the objectives of the CVRP, and the wording for the cycle route (which would be welcomed) tightened up as this is too loosely worded at present to meet planning tests. This Site has been deleted from the NP. Comments from EDDC, DCC transportation, AECOM, NE, HE, SEA, community responses and community organisation were not in support of this site. NPSG voted to delete this site in light of consultation evidence.

Appendix S2: Reg 14 Statutory Consultees Reply letter.

Thank you for your response to the Broadclyst Neighbourhood Plan Reg 14 document.

All responses have been processed by the Overview Steering Group with all the sites being allocated being finally processed on July 2nd 2021.
Below is a personal response to your feedback from the NP Overview Steering Group.

Personal response inserted here

A **NP Response Document** will be placed on the Broadclyst Neighbourhood Plan website.
When this document is released (around August/ Sept) you will be able to see the changes and improvements made to the Broadclyst Neighbourhood Plan.
This version will become the **Draft Reg 16 Broadclyst Neighbourhood Plan**.

Next steps for the Broadclyst NP:

1. The Draft Broadclyst Reg 16 Neighbourhood Plan will be health checked by a NP examiner, and any recommendations will be processed by the NP overview Steering Group.
2. The Reg 16 Broadclyst Neighbourhood Plan will be completed.
3. The Reg 16 version NP will be submitted to East Devon District Council for a further 6 week public consultation.
4. The NP goes then goes through an external Examination system.
5. Comments from the Examiner are processed by the NP Overview Steering Group and a Referendum Broadclyst Neighbourhood Plan will be completed.
6. The NP goes forward to a Referendum where the electors of Broadclyst Parish get to vote on the NP.
7. If the majority of those who vote in a referendum are in favour of the Referendum NP, then the neighbourhood plan is “be made” and adopted by the local planning authority.
8. However, if successful at Referendum the Broadclyst NP comes into force immediately as part of the EDDC planning statutory development plan.

Thank you for your involvement in the development of our Plan.

Your sincerely,

Broadclyst Neighbourhood Plan Overview Steering Group.

Appendix T2 Reg 14 Community Response Table

Community members and Organisation ONPSG Responses Table.

1	**Policy 1:** A new all weather pitch and community building would be great for the village. Facilities like this would help us, young and old, to become more active. The numbers of people involved in local football alone (pre corona) show how much local demand there is already. A swimming pool would be even more amazing. Our county has so much coastline - our children need to learn to swim - and yet we are not well served by swimming pools locally. **Policy 4:** Vehicles on Bustard Hill past the Heathfield site H3 sometimes already drive too quickly. Any development of Healthfield must ensure suitable traffic calming measures are taken so traffic passing the end of Woodland Road is slowed to safe speeds.	In support of CF1 In support of CF3, especially potential provision of a swimming pool. H3 : need for traffic calming measures. This has been recognised by the NP and Community Project 5 has been included within the plan to address this concern**. Project 5 :** Community Infrastructure money from Site H3 to go towards the funding of a 20mph Traffic Reduction Order on Whimple Road in close proximity to Site H3. We have also added specific site requirements regarding access: **1. Provision of a safe vehicular access from Whimple road.** **2. Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.** **3. As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.**

	Affordable housing for those with a local connection is very important. **Policy 5:** It was very short sighted for Cranbrook railway station to be built in such a way as to be inaccessible from the north. This must be remedied, so residents of Broadclyst can walk or cycle to Cranbrook station to take the train and those arriving by train can walk or cycle towards Ashclyst/ Killerton etc. So a bridge over the railway and a cycle path from Broadclyst station to Dog Vilage are both urgently needed. **Policy 6:** We regularly walk in Ashclyst Forest and Whitedown, and really value our woodlands. We need to protect the woodland and hedgerows in our parish. Equally the local green spaces within Broadclyst village are so important for our health and wellbeing. The trees recently planted on Holly Close triangle and Oak Tree Close green are a great idea and really welcome. **Comments**: Thank you to the many who have spent so much time and effort preparing this plan. May it contribute to the flourishing of the Broadclyst we know and love.	In support of Affordable Housing Policy H5 In support of T1 and T2 to remedy a very short sighted decision for Cranbrook railway station to be constructed so that this station is inaccessible from the north. Strongly in support of the NE Chapter and its Policies Hedgerows are protected in Policy NE4 , and woodland in Policies NE 1-3.
2	**Policy 1:** The CF1/2 land allocated as first choice for this sports hub is better than the reserve site CF2 as access to this site is not so good. The proposal for a new sport hub with swimming pool sounds very positive.	In support CF1 not CF2 due to access. Please note that the Sports Hub Policy does not include a swimming pool . **CF2 has been deleted from the Broadclyst Neighbourhood Plan.**

	Policy 2: I generally support the projects included in this section	Community Projects supported
	Policy 3: I am in favour of policy regarding Design and Climate change especially where it is protecting current buildings and environment.	Design and CC Chapter and policies are supported.
	Policy 4: I am concerned natural wildlife habitats will be destroyed by too much housing development, but I do appreciate there needs to be some provision for permanent residents who need affordable housing. I do not know all the sights listed but I feel each needs to be considered carefully as there may be factors that have not been taken into consideration.	Accept that housing is required, with a concern over natural wildlife habitats. We have included in the Plan policy NE 5 where the site developers will have to ensure landscaping /planting/ wildlife habitats results in a 10% net gain in biodiversity. There are other policies to secure our flora fauna and landscape NE5, D1. Concerns that housing sites have factors that have not been taken into consideration. Our policies will be checked by EDDC DCC, AECOM and statutory agencies such as Natural England and Historic England who will give us guidance on things that we have missed in this Draft. The Draft will be altered and updated two more times before the Plan gets to Referendum (Final version) Stage.
	Policy H2: Clystlands site allocation at Broadclyst Station; The infrastructure for an additional 24 houses in this location is not viable. Station Road is already struggling with weight of traffic, this is a narrow road with limited pedestrian pathways. The majority of this stretch of road has no footpath. The field and hedgerows are a haven	Access is an important aspect in getting planning permission for a site to be developed. The whole access and infrastructure in this area is changing and these plans area available and in the public domain. Access to A30 will be through Blue Hayes. North south road is an issue which NP is not able to finance and address in full but T1 and 2 has

	for wildlife and the construction of all these houses will mean we lose this wildlife conservation.	highlighted this issue. Clystland traffic will utilise the Blue Hayes road network and if children go to the new school here, this site of 24 houses will not significantly result in excessive traffic movements. There is a really good provision of a footpath where this site is located.
	This is too many houses on a plot of land this size.	Density of houses on this site Housing is for 24 houses (density of 21 houses per hectare) which in comparison to Westclyst 30 per hectare and Cranbrook which is 42 houses per hectare ensures that houses on this site will not be crammed in.
	The field gets saturated when it rains heavily, I am concerned about housing here creating more flooding in the area.	Flooding is recognised in this area and will have to be mitigated for. This will have to be in place when a planning application is submitted to EDDC. Policy NE7 addressed Flood management.
	Policy 5: I support the infrastructure and access policy, the required changes need to happen. I strongly support the development of a pedestrian bridge over the railway and having pedestrian paths from Broadclyst Station to Broadclyst village. I am supportive of expanding a sustainable electric transport network across the Parish, to include associated businesses, parking, and recharging facilities.	Strongly in support of the Infrastructure and access Chapter and its Policies , especially T2 and T5
	Policy 6: I strongly support protecting the natural environment we have here, all the plans put forward are incredibly important. We have to protect the natural wildlife that flourish here. Protecting woodland is so important. We also need to protect our hedgerows, which are thriving with wildlife that needs to be	Strongly in support of the NE Chapter and its Policies Hedgerows are protected in Policy NE4 , and woodland in Policies NE 1-3.

	protected. **Comments:** No further comments	
3	**Your Comments** **Policy 1:** CF3 A swimming pool great but how long would this one last? In principle good but workable? I don't know. CF 1-4 The amount of traffic is bad currently especially in the afternoons. **Policy 2:** EC3 Winter Gardens I have great concern over the egress from the property; a very dangerous corner area, walking past there is bad enough traffic speed is stupid around the junction area there. H3- access would make this a crossroads could be a dodgy junction; would need to be well signed as traffic speeds down over the hill and up as well.	Overview N Steering Group Feedback: Thank you for all your comments. CF3 There is community support for a swimming pool and the N Plan Policy CF3 supports such a facility. The NP is therefore not providing a swimming pool it is facilitating development of such a facility, if a provider wants to develop such a facility. CF 1-2 Acknowledge concerns about traffic, it is hoped that provision of community services close to houses will cut down on traffic volume, as people will be able to walk/ cycle to a sports facility. We have rewritten these policies so only 2 are now provided. CF2 the reserve hub site has been deleted. EC3 Wintergardens acknowledge comments about speed and safe access of this site. The Site will go through a full Planning application process in which the design of such issues will be provided and agreed upon by. DCC highways did not see a problem with the Site access. However the site map will be redrawn to clarify the location of access onto this site. Acknowledge comment about H3 creating a crossroads like junction. Both EDDC and DCC have commented on this site and will input at the Planning application stage as to safety and design of the access. The **Policy Project 5**: Community Infrastructure money from **Site H3** to go towards the funding of a 20mph Traffic Reduction Order (TRO) on Whimple Road in

		close proximity to site H3. The site specifics have been altered to provide more details on access: 1. **Provision of a safe vehicular access onto the Whimple road.** 2. **Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.** 3. **As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.**
	Natural Environment seating in the orchard would be nice if Killerton kept the grass cut.	Seating in the Chapel Orchard and keeping the grass cut. Community Projects **Community Action / Projects able to use Community Infrastructure Levy and or Parish Funding.** 1. Community Planting Schemes for: • New orchard trees for the regeneration and extension of orchards in the Parish. • Natural flood management. 2. Enhancing the accessibility, biodiversity, and community and/or educational value (including seating) of Chapel Orchard in Dog village (Broadclyst Village). 3. Identifying and safeguarding further areas of land for wildlife, landscape, amenity, climate change mitigation/adaption outside Broadclyst village as future local green spaces for the

	Policy 4: H5 New housing – affordable is good but should NOT be rabbit hutches with tiny rooms and should have a moderate sized garden. H5 As above with careful checks that ensure local people only are allowed to be considered and should not be luxury homes. What is affordable? Will they be comparable to Woodlands etc properties?? Landscaping with new trees is fine but consider their eventual height so they can be controlled in size. **Comments:** If all can be achieved should be good but would need monitoring.	community to use and have access to. Local Green Space is specifically sought close to the following settlement areas of: • Westclyst • Blackhorse • Broadclyst Station **Policies that will be able to use Community Infrastructure Levy Funding** **Policy Project 7:** Community Infrastructure money to go towards the funding of planting schemes specified in Policies: **NE2, NE3 and NE7** Several of these could provide seating in the Chapel Orchard. Grass cutting is controlled and managed by Killerton (as you said). H5. Local people are those specified in Policy H5 . Be aware that there are various different types of affordable houses now available and that the type and design of the affordable houses do vary. On every housing site there will be " luxury" open market houses which will make up 50% of the site, this is so that the developer can afford to develop the site and provide the required number of affordable houses. Acknowledge comment about tree planting and the recognition as to height trees can grow The PC are to implement and monitor the NP and this should be reported to the Community on a regular basis. Appendix 2 provides details on how the Parish council will monitor the NP.
4	Thank you for your recent invitation to present to the Parish Council about the Heathfield Farm Project.	Acknowledge and thank HP for responding to the Reg 14 Draft.

	We have taken time to look at the Neighbourhood Plan and we feel that our proposals are closely aligned with and deliver on numerous policies including: DH1: Historic Character – retaining the historic character of the listed farmstead at Heathfield Farm DH3: Historic Restoration – bringing buildings back into use in ways that respect their character and give them a viable future DH4: Heritage Trails – linking up with other heritage sites to create a trail DC2: Increasing energy efficiency of existing buildings – ensuring our buildings are carbon-efficient and maximise insulation, renewable generation and sustainable materials ET1: Development of sustainable tourism – providing a café and farm shop and nature trails T1: New pedestrian and cycle route - we would be keen to explore the creation of improved cycle and footpath links between Broadclyst and Cranbrook using the farm and providing safe access to the farm from the B3181, aligning with Policy CF1. In connection with this we strongly support policy T2 to provide a pedestrian / cycle bridge over the Waterloo line. NE4: The protection and enhancement of hedgerows: our farm plans are to develop agroforestry on the farm which will establish new hedgerows and rows of trees.	It is pleasing that 9 of the Policies within the NP support the development of the Heathfield Project. The development of a joint shared new pedestrian and cycle route on B3181 with Policy CF1 to be safeguarded. DECISION agreed to add this into the Policy

	NE5: Landscape and biodiversity: plant new woodlands. We would like the Heathfield Farm project to be included in the Neighbourhood Plan as a key community infrastructure asset and also as an employment asset. We anticipate that the Farm will support up to 20 jobs once the project has reached maturity. However, we would also like to record our objection to the all-weather sport facility identified at CF2 which we feel is inappropriate for such a development, representing an intrusion into the rural setting, especially with the provision of floodlighting which will generate adverse effects on wildlife and the night skies. The development would affect our project, reducing the sense of connection with nature and the farmed environment which is so important for the work we hope to achieve.	The Heathfield Project will be listed and referred to in the Community Facilities Chapter. Objection to CF2 Not CF1 CF has been deleted
5	**Site:** H3 site - Heathfield. Having looked at this site there are some very mature trees along the edge of the site, particularly noticeable the ones that run alongside Whimple road. You cannot simply replace mature trees like this. They should be protected. To remove them would also be contradictory to our ambitions to reduce biodiversity loss and climate change.	Site H3: Most of the trees on this site have Tree Protection Orders and will not be destroyed. The developers as you rightly point out will have to ensure landscaping and planting results in a 10% net gain in biodiversity. The policy now specifies : 1. **Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.** 2. **As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.**

	H4 - Jarvishayes- Conversion to cycle path, whilst this would still be good I do not think this would add great value as the route would still link up with the B3181 shared cycle path which is downright dangerous! Is there anything that can be done about artificial grass? I see it being laid more and more and a lot at new developments where the gardens are laid with poor drainage, poor quality subsoil and turf. This changes developers original surface water runoff measures for SUDS designs and destroys any biodiversity value that was in plain old grass! It is another step closer to creating neighbourhoods looking like something out of 'the Lorax'.	Site H4 has been deleted from the Neighbourhood Plan. Concerns are shared about widespread use of artificial grass on new developments. The NP can only control planning not what happens after the development has been completed, which is when artificial grass is put in. The standards regarding topsoil are set by a code of practice for construction and building regulations which are both National guidelines. It is interesting to note that Kent County Council have developed a LPA template which includes a section on top soil and landscaping. EDDC does not have such a document in place. The policies within a NP are to provide templates to be utilised and used to guide planning applications. The NP could only include a variance to national law by a strong evidence case, which we do not have. Thank you for raising this issue we are going to forward this information to the PC for their attention and to consider raising this issue for inclusion in the new EDDC local plan. The NP requires developers to ensure landscaping and planting results in a 10% net gain in biodiversity. This is a new level of requirement.

	Policy 5: Many brilliant things in here but I think an omission is a safe pedestrian/cycle route between Westclyst and Clyst Vale - the current shared cycle path between Westclyst and Clyst Vale along the B3181 and into Dog Village is terrifying! Kids are our future. Setting the right standards early is important and making it easy is the only way. The route needs to be as direct as possible and off-road (perhaps through the back of Clyst Vale grounds and into Westclyst linking up with the proposed Langaton Lane cycle path via the road bridge at Westclyst Barnyard. This would link up Westclyst (and Pinhoe, even Exeter!) to the potential new sports facility at Clyst Vale, the allotments, the BMX track, Elbury, the community farm and be a great route into Westclyst for Broadclystians to get into Exeter and the new skate park at Westclyst. I would rank this as more important than the Broadclyst Station cycle path as it has more potential users due to a higher population of kids in particular likely to be going to Clyst Vale from Westclyst than Broadclyst Station and as explained, the greater potential to provide off road travel route into Exeter.	In support of a concern about the safety of the Cycle path from Westclyst to Clyst Vale. An alternative route on the Kerswell side of the B3181 was attractive and was looked into. There several reasons as to why this route is difficult to bring forward: land ownership issues: altitude gain on the route requires a lot of land to ensure a safe uphill and downhill route (switchbacks) and crossing the river would incur large infrastructure costs. The NP equally supports improved developments for both routes: Broadclyst Village to Westclyst and Broadclyst Station. Route from Broadclyst to Westclyst and onto Exeter is seen as important but its success will be determined by liaison work with the Pinhoe access strategy, developers bringing new housing forward close to Parkers lane and the PC Travel Group. Both these routes are within the NP T4 policy.
	Policy 6: Could we include the plans for Heathfield farm in here- including the proposed DWT tree nursery?	Heathfield Farm is to be added to the Community Facilities Chapter
	Comments: Thank you for producing such a comprehensive neighbourhood plan. There are some exciting plans in here. To tackle the climate change emergency, we must prioritise the children in the parish and promoting safe and sustainable travel	Thank you for positive comments about the NP and its exciting plans and legislation for the future.

	options to the schools and easy access to the fantastic countryside that surrounds us. Particularly important to the most significantly populated area in our parish - Westclyst and how this flow into Pinhoe and Exeter beyond. Need to link up with Pinhoe with this too - the 'draft?' Pinhoe traffic management plan and the potential Langaton Lane cycle path that seems no closer to being started despite the continued growth of Westclyst. It feels like cycle/pedestrian infrastructure for Broadclyst Station is likely to align more closely with Cranbrook and Tythebarn in future as the lines between the settlements become blurred and the Westclyst/Broadclyst link is strong due to transport and the need for commuting into the City/to the M5 and school drop offs. Therefore, I think any new infrastructure for cycling/walking should be prioritised in this area.	Sustainable travel options are the key to Climate change mitigation and supported in T1 – T5 Need for PC to link travel plan in with adjacent areas to get a bigger picture of provision. Westclyst and how this flows into Pinhoe and Exeter beyond.
6	**Your Comments.** **(Community Facilities/Services):** Policy CF1 Figure 14 it would be excellent to redevelop the existing sports hall and provide and provide excellent facilities for Clyst Vale – could the football pitch be moved here? Policy EC3 Figure 28 this could be an excellent site for a garden centre/café as set out in policy EC2 which has limited vehicle access and next to the railway crossing which is a danger to the public. I would have thought restricting traffic along these lanes preferable.	**NP Overview steering Group** Acknowledge and Thank you for your response. CF1 in support of Sports Hub at CVCC. All weather pitch will provide football training on the all-weather training facility and a place for 5 a side matches. This site does not have enough land to provide a grass playing field as well. EC3 suggesting that this is a good site for a garden centre and café as set out in EC2. This site was not offered for such use and was therefore no able to be voted on or commented on by the community. EC2 concerns about limited vehicular access and use of the railway crossing. This is recognised and the policy has been rewritten to highlight such issues: **The volume of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road**

		safety, including quiet lanes as proposed in the Clyst Valley Regional Park masterplan. **Access onto and off the site to be provided by a shared use drive to accommodate all users.** **Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.**
	DH3 + DH4 are exciting! Policy EM2 exciting! Could café facility be included? Access via Elbury Lane and (?) cottage would not be safe unless Elbury Lane was to be straightened and widened; how would Elbury Lane to Heath Crossing become quieter?? The new cycle path how would this be accessed for the village (Broadclyst)? there will be a lot of people going out to the country	In support of DH3 and 4 EM2 concerns about limited vehicular access and use of the railway crossing. This is recognised and a community project **CIL Project 4:** Community Infrastructure money from EM2 to go towards the provision of infrastructure near the Site to enable Elbury Lane between the Elbury Farm site and Heath crossroads be downgraded as a quiet lane for pedestrian and cycle and access use only. It is anticipated that the site as described below • Up to a maximum of 10 dwellings. • Biodiversity Education Centre to include visitor reception and ancillary facilities. • Car parking for visitors and residents. • Up to a maximum of 600m^2 of business space to include Class R. • Business uses Class E(a), E(b), E(g) (i and ii) a café will be provided as an ancillary facility.

	with their bikes what parking will there be? The exciting car park in inadequate. **Comments:** This plan is hard to understand the maps are hard to look at and we use maps a lot for our hikes. I'd be surprised if you receive much feedback. Traffic speed is a massive problem on all access roads into and through the village; the overall speed advice signs should be reduced to 30MPH this has been highlighted through lockdown as usage of our lanes has increased with bike and horse riding' dog walks and children cycling and people generally out walking. I know of runners diving into hedges and walker being soaked by inconsiderate drivers; Elbury lane culvert is now a rat run to and from Cranbrook Town for lorries delivery vans and the school run. The old Co-op site on Station road is not fit for purpose with huge lorries using it. AJM Motors is an eye sore/scrap yard how is he allowed to continue with all the other restrictions/covenants laid down by the National Trust?	Not sure about which cyclepaths are being referred to, but a lot of the new sites will provide vehicle and cycle parking and charging facilities for the electric vehicles. Thank you for feedback on Routes maps, I think that scale often makes it difficult to determine location. This is a problem with the Parish being such a big area. We are hoping to improve the size of the maps and add maps too. Traffic speed is a Parish wide problem and your comments have been noted. Policy Project 5 in the NP is using CIL for a Traffic reduction order. Speeds can only be controlled via use of CIL money or by the layout and design of sites. Elbury Lane covered above. The old Cooperative site comments were noted. This site was considered in the NP process. AJM motors comments were noted and will be passed onto the landowners.
7	**Policy 1 (Community Facilities/Services):** I think the Sports Hub at Clyst Vale looks a great idea. Putting it there will be good access for all. Can be used by school/s and community. **Policy 2 (Employment and Economy):** Interesting chapter, with some positive and negative aspects.Silverton Mill would be a great development project. It would be a great facility for the community.	**NP Overview Response and acknowledgements.** In support of CF1` BELOW are Site Allocation comments These went to a Site Allocation specific Overview meeting July 2nd In support of EM1. Agree that this site could be a real bonus for the Parish.

	Crannaford Farm would be a suitable location if access was looked at. Coming from Cranbrook round by the CEC is terrible for parking and driving through at certain times of day.	Crannaford EC2 concerns about access, at peak times with CEC traffic. This was a common response for this site. The site policy has bullet points to cover this issue. 1. **The volume of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road safety, including quiet lanes as proposed in the Clyst Valley Regional Park masterplan.** 2. **Access onto and off the site to be provided by a shared use drive to accommodate all users.** 3. **Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.**
	Winter Gardens - shame to develop here where there is such lovely green space. The access to this is not ideal. Would not support this.	Not in support of Wintergardens. This is a brownfield Site with structures already in place on this site, it is a matter of conversion. Concerns about access This site was very supported by both the community and statutory agencies. DCC highways did not have any concerns about access but a recommendation was to alter the map to make the actual access point clearer. The policy also covers access specifications 1. **The volume of traffic generated by proposals can be accommodated on the local highway network without detriment to road safety.** 2. **Adequate infrastructure is provided for safe vehicular movement onto and off the local road as well as within the site.**
	Elbury Farm - sounds a great idea, but would it mean that Elbury Lane would become busy with traffic. Access to this location is via	EM2 Elbury in support as an idea concerns about access.

	lanes which are often used as rat runs, could make it worse. Like the idea though. **Policy 4 (Housing):** Interesting sites proposed, I feel a lot has to do with access and infrastructure which is not great. Blackhorse - fills a little gap. Not a big development, so suitable.	This is as the Crannaford site was changed to strengthen the access section of this policy and providing a much clearer picture. 1. **Sufficient and safe parking provision with sustainable transport modes prioritised by installation of bicycle parking and/ or electric bike hire provision.** 2. **New access onto and off the site from Crannaford Lane to be provided by a shared use drive to accommodate all users.** 3. **Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.** 4. Elbury Lane, between the Elbury Farm site and Heath crossroads to be designated as a quiet lane as proposed in the Clyst Valley Regional Park masterplan[1] supported by infrastructure provision through CIL (Policy Project 4). 5. The amount of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan. H1 In support

[1] https://clystvalleypark.org.uk/

	Broadclyst Station - would not support this. Station Road is too busy, and it does not cope now with the traffic. I would strongly be against any development along this road as it is too busy. The road is busier than it ever has been and the access on to old A30 is almost impossible at certain times of day. The access and whole infrastructure needs to be looked at and addressed first.	H2 the whole access and infrastructure in this area is changing and these plans area available and in the public domain. Access to A30 will be through Blue Hayes. North south road is an issue which NP is not able to finance and address in full but T1 and 2 has highlighted this issue. Clystland traffic will utilise the Blue Hayes road network and if children go to the new school here, this site of 24 houses will not significantly result in excessive movements over the railway. This site was supported by the community and statutory authorities, and brings forward community benefits as well as affordable housing for locals.
	Heathfield site - promising as long as not too many houses crammed in. Access would need to be addressed as that road can be busy.	Heathfield site is for 16 houses (density of 21 houses per hectare) which in comparison to Westclyst 30 per hectare and Cranbrook which is 42 houses per hectare ensures that houses on this site will not be crammed in. The Policy has two specific site requirements in place concerning access and DCC transport planners were in support of adding to the access of this site. **4. Provision of a safe vehicular access from Whimple road.** **5. Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.** **6. As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.** **4. Land for the provision of a public footpath to the allotments is to be safeguarded for future access.** General policies

	Policy 5: (Infrastructure/Access): This all needs to be addressed as a priority A bridge would be good to provide better access. **Policy 6: Natural Environment:** I think that all the green spaces should be protected as a priority. This year we have spent more time at home and going for walks in our local area, we should be protecting these so we always have outside spaces to go. This is very good for peoples mental health. **Comments:** No further comments	T2 supported Support for green spaces acknowledge & the project for more to be established
8	**Comments**: It was really interesting reading the neighbourhood plan. Our main interest is the development at Winter Gardens as they are our neighbourhood. We are pleased that they have the opportunity to develop and know they will be respectful with their project. We would just like the buildings to go no higher that the structures that are already there and that the access road isn't too close to our two entrances.	Wintergardens Site EC3: In support of this development. Policy D1 the first bullet point covers details as to new buildings or conversions in relation to height and scale, Location of the access will either be in the existing location or will be relocated in line with DCC and or EDDC access requirements. This level of detail will be considered at planning application stage , but points 4 and 5 on Policy EC3 do provide site specific traffic requirements.
9	**Policy 1:** I was unsure of the need to add too many more sports facilities. Already have good supply, some not used enough (tennis courts) although a pool would be beneficial. The Clyst vale site makes good sense for any expansion of facilities and I support this idea. There is good access form the B3182 for cars, bus stop already there and cycle route from Westclyst. Also, it is walking distance to villagers. Brockhill is too far out and would cause congestion, access, and safety issues along station road.	In support of CF1 Concerned about location and access to CF2. CF2 site has been deleted from the Neighbourhood Plan.

	Policy 2: Beare farm and Winter Gardens appear to be favourable as access is easy and safe. Buildings should be low rise and in keeping with the surroundings.	EC1 EC3 scale and height once again requested but this is covered by bullet point 1 in Policy D1 **New development including conversions and extensions are to be designed to a high standard which responds to the distinctive character of Broadclyst Parish and should have regard to the Broadclyst Parish Character Assessment 2018 (Appendix 7) as well as the guidelines and principles provided by EDDC Conservation Area Appraisal and East Devon Heritage Strategy.** **Development proposals Design & Access Statement must take account of the Broadclyst Character and Design document and the design principles listed below.** **To maintain the built character of Broadclyst Parish through high quality design, all such new development is to be designed to:** **1. respect and or complement local character setting in relation to the height, scale, layout, orientation and spacing of buildings**
	I have concerns about the Crannaford and Elbury farm developments mainly because of access issues from Burrowton road. This would be congested and unsafe with the increased traffic. To widen the road would destroy old hedgerows, which are incredibly important for wildlife and the beauty and character of the area. It would make sense to access the Crannaford site from Cranbrook, if possible, maybe near the station where the new infrastructure and roads would be used, avoiding the use of Burrowton road altogether	EC2 EM2 access issues. The policy has been reworded so that these sites have stronger access requirements: EC2 **1. The volume of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan.** **2. Access onto and off the site to be provided by a shared use drive to accommodate all users.** **3. Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.**

	I do not think a visitor centre is needed at Elbury (for what?) and cannot see how the lane could be kept 'quiet' although I feel this would be essential, again, to the character of the area and to prevent a rat run down to Elbury crossroads. Again, the concerns are destruction of hedgerows and trees which are essential to this area.	EM2 policy reworded so that the focus of this site is made clearer. Figure 31 shows the area of Elbury Farm to be regenerated to provide a new mixed development for the Killerton Estate to include the following: • Up to a maximum of 10 dwellings. • Biodiversity Education Centre to include visitor reception and ancillary facilities. • Car parking for visitors and residents. • Up to a maximum of 600m^2 of business space to include Class R. • Business uses Class E(a), E(b), E(g) (i and ii) Trees and hedgerows both protected in the NE policies Community Project has been added to the NP to help funding for Elbury Lane to be established as a quiet road. **Policy Project 4:** Community Infrastructure money from EM2 to go towards the provision of infrastructure near the Site to enable Elbury Lane between the Elbury Farm site and Heath crossroads be downgraded as a quiet lane for pedestrian and cycle and access use only.
	The Silverton mill development EM1 is also concerns me and looks to me a problem with access down the narrow lane from Killerton and congestion and safety issues around Ellerhayes bridge. Could this development, which I would support, if access issues are resolved, be accessed directly from the B3181 or elsewhere which would be easier and avoid either widening lanes or destroying hedges and trees.	EM1 access best from B3181 policy has highlighted this: 1. **To provide new pedestrian and cycle paths to access the site, to facilitate access from the B3181 and the public bus stop.** Design of sites include trees and hedges please look at policies : NE 1 to NE 6 Ne 4 specifically applies to the protection and enhancement of

	Policy 3: I think preserving hedges and trees around the area should be paramount to retain the character and beauty of the area and the wildlife habitat. new developments should have included in the plans, trees, and green hedges/borders. It is a good idea to extend the conservation area to protect from over-development. **Policy 4**: I support the need for more housing and agree there should be a proportion for affordable housing with strict rules for locals, which the plan seems to endorse. The Clystlands development is a concern again about increased traffic and decreased safety along Station Road. I would object to any widening of this road which would destroy the character of the area and fail to see how a cycle lane along Station road could be accommodated.	hedgerows. In Policy NE 5 all sites are required to provide a net gain of 10% for biodiversity. this will ensure that each site provides a gain not a loss for biodiversity. Support the need for more houses and affordable housing with strict rules for locals H2 increase in traffic. The whole access and infrastructure in this area is changing and these plans area available and in the public domain. Get link Access to A30 will be through Blue Hayes. North south road is an issue which NP is not able to finance and address in full but T1 and 2 has highlighted this issue. Clystland traffic will utilise the Blue Hayes road network and if children go to the new school here, this site of 24 houses will not significantly result in excessive movements over the railway. A dedicated cycle lane to Broadclyst village could not be accommodated along this road as it is presently is but a change in design and priorities could facilitate this. Alternate routes could be implemented which would not use the present road infrastructure.

	The Heathfield site in Broadclyst allows good access from the Wimple road, trees and hedges should be replaced as it states if they are removed for access, but this should be minimised... I would think 16 houses is the absolute maximum on that site and preferably fewer which would avoid congestion and parking on the roads.	Housing density Heathfield site is for 16 houses (density of 21 houses per hectare) which in comparison to Westclyst 30 per hectare and Cranbrook which is 42 houses per hectare ensures that houses on this site will not be crammed in. Within the policy access and rteplacement are now covered: **Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.** **As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.**
	The Jarvis Hayes development H4 would need careful design to blend with the character of the village and New Buildings but would be a good site in terms of access from the B3181, but the density should remain low	H4 has been deleted from the Broadclyst Neighbourhood Plan
	Policy 5: My big concern here is that all these projects will obviously require access, and this involves the lanes around the village and parish that give the area their character and beauty. The plans for more cycle lanes worry me as I cannot see how these can go ahead without the destruction of trees and ancient hedges. The particular areas that could be ruined are Burrowton Road and Station Road but that is not exclusive. These could also become congested and safety compromised	Acknowledge that you have concerns about Trees and hedges being destroyed to provide new routes. Concerns over congestion and safety. Areas with potential to be be ruined are Burrowton Lane and Station Road. Trees and hedgerows are protected in the NP in Policies NE1 – 5.
		In support of the NE chapter and its policies

	Policy 6: I fully support the need to protect, maintain and increase our green spaces. It is vital to protect the green areas in the village and around, to stop overdevelopment and to enhance the beauty of the area and give continuing pleasure and wellbeing to residents. There has been tree-planting locally recently and this is wonderful for the village and many families have been involved which is great for building the community. It shows that residents really care and want to protect our lovely environment. **Comments:** No further comments	
10	**Policy 1:** I am very supportive of this chapter. I think it is important to both maintain the existing facilities and invest in new ones to benefit the wider community. Having more local facilities will avoid the need to travel into Exeter, helping to reduce congestion and benefiting the environment. In particular I would be supportive of a swimming pool if the right site became available. I am supportive of sites which have easy access and are close to existing facilities, such as the site allocated off the B3181 by Clyst Vale. I may have missed it, but I could not see any mention of pedestrian access to the preferred site. For example, there is no footpath on the side of the road accessing the site, so will this be provided, or at the very least a pedestrian crossing? In particular, pedestrian access to the second (reserve site) is very poor and a novel solution will be needed. There is a lot of mention of large car parks, but I fear this may encourage those in walking distance to drive, particularly if pedestrian access is poor.	Acknowledge and thank. It is obvious that the NP has been well read with all chapters being commented on. In support of CF chapter and its policies. In support of Swimming pool esp. Sees having more local facilities will avoid the need to travel into Exeter, helping to reduce congestion and benefiting the environment. CF1 supported due to easy access of B3181. Access has been improved in the policy with the addition of the following: 1. **Access will be from the B3181 to include a crossing with lights.** 2. **Pedestrian and cycle access to include safe crossing of the B3181 and an extension of the existing pavement from the bus stop to Dog Village.** 3. **Lands for the provision of a public footpath to the Broadclyst Community Farm is to be safeguarded for future access.** CF2 site has been withdrawn

	Policy 2: I am supportive of making extra provisions for local employment, as this will help to make the Parish much more sustainable going forward. Locations do however need to be very considerate to residents living nearby, which I feel has generally been accounted for in the plan, but I would like to see the wording for this firmed up in a few places. For example, I feel it should explicitly state that any sites developed for employment will have no negative impact on local residents, such as impacts from noise, light pollution, visible changes in the footprint of the existing buildings (including height), screening of buildings using vegetation, as well as impacts from increased traffic volumes on some of the small country lanes, which many locally use for walking and exercise (Elbury Lane as a key example).	Economy Chapter: In support of local employment. A lot of the policies have site specific requirements that address most of the criteria that you have listed. Eg Policy EC2 now reads: **Redevelopment and any new development will be subject to the following site specific requirements:** 4. **Proposals are not significantly harmful to the amenity of any existing onsite neighbouring businesses and homes.** 5. **Sufficient parking is provided on site to ensure there is no detrimental impact on the effective functioning of the businesses on the site.** 6. **The volume of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan.** 7. **Access onto and off the site to be provided by a shared use drive to accommodate all users.** 8. **Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.** 9. **Flood assessment and mitigation to be included in the Access and Design Statement.** Policy D1 is to be applied to all new development and this policy picks up on all your aspects . I have attached D1 at the end . A lot of the issues you have raised are required to be addressed in in the submission of a planning application to East Devon District Council.

	Policy 3: This section looked very strong. Nothing to add here **Policy 4**: I am supportive of small developments and self builds. The Parish has already had many large developments, such as West Clyst and Tithebarn. Cranbrook is also nearby. So, I feel there are already many opportunities for local housing, and we should not be destroying the remaining green space. I really like the allocation of housing for locals only it's great to see that there. I am supportive of the sites off main roads (e.g. off the B3181) which have good access. I am less supportive of sites off more minor roads, particularly where pedestrian access is already very poor, e.g. the site off the Whimple Road in Broadclyst (site H3). Wimple Road down towards Clyst Vale is very wide, can we get the developers to pay for a footpath down this stretch to allow the children safe access to the secondary school?	Support for Design Housing support for small developments and self-build. Not in support of providing houses in large developments in the Parish. Housing for locals only is supported. Heathfied Site: H3 access is regarded as an issue. This has been recognised by the NP and Community Project 7 has been included within the plan to address this concern**. Project 7:** Community Infrastructure money from Site H3 to go towards the funding of a 20mph Traffic Reduction Order on Whimple Road in close proximity to Site H3. The policy is also rewritten for access to be more specific this is supported by DCC highways. **7. Provision of a safe vehicular access from Whimple road.** **8. Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.** **9. As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.** **10. Land for the provision of a public footpath to the allotments is to be safeguarded for future access.**

	I am supportive of maintaining the green wedge between West Clyst and Broadclyst, as well as Cranbrook and Broadclyst Station. I think we could go further with insisting that developers provide enough green space and planting within their developments. Tree planting is mentioned, but not which types (should be native only) and of what size/maturity. Tree and hedge saplings are very cheap, so we should definitely encourage lots of this type of planting to the point that we have many more trees planted than were removed. But also, this needs to include some large and more mature trees (landmark trees), which require space to grow and thrive. E.g., an oak or beech. Planting of such trees in new developments will require the need for sufficient green space to be allocated in any new development. The same should apply for any new sites allocated for economic development.	Recognises the need for Green Wedges and the importance of maintaining the green wedge between West Clyst and Broadclyst, as well as Cranbrook and Broadclyst Station. In support of tree planting and the tree replacement has been rewritten to support this: **Policy NE3: Tree Replacement Schemes.** **A Tree Replacement Scheme located within the Parish is to be provided for development proposals that would result in the removal of one or more trees.** **Aspects 1-3 listed below are to be provided as part of the Scheme:** **1. An obligation to replace trees according to Devon 3/2/1/ formula:at least 3 new trees for loss of a large tree, 2 for a medium tree and 1 for a small tree utilising the TDAG[2] tree size specification.** **2. Planting: in those instances where the replacement trees will not be planted on the same site as the trees removed, the trees are to be planted for both biodiversity value and community benefits, such as:** **• For the regeneration and extension of orchards,** **• For the creation and enhancement of green corridors,** **• For the creation of noise buffers,**

[2] https://www.tdag.org.uk/

		• **For the creation of and enhancement shelter belts,** • **For the creation of and enhancement wildlife corridors,** • **In or for the creation of community woodlands andorchards,** • **Along streets to create and enhance streetscape,** • **Beside rivers to create and or enhance natural floodmanagement.** 3. **To include details on:** • **the species of replacement tree to be planted with suitable locally characteristic species, generally of similar expected mature size to that of those to be removed, and an ongoing care and maintenance regime which includes details of maintenance responsibility.**
	Policy 5: I am very supportive of new footpaths and cycle paths. In particular, between Broadclyst and Westclyst, on into Exeter. I think this should be a priority given the number of people heading between the two communities daily and the current dangerous conditions along the B3181.	In support of new footpaths and cyclepaths especially between Broadclyst and Westclyst, on into Exeter
	Policy 6: I am very supportive of protecting all our green spaces as well as enhancing them, such as through tree planting. Tree and hedge saplings are very cheap, so we should encourage lots of this type of planting. But also, large, and more mature trees (landmark trees), which require space to grow and thrive and also provide immediate visual impact. E.g., a mature oak or beech of light standard size. I may have missed it but is there a note on protecting ancient and established hedgerows, e.g., the one at the top end of Town End. There are many more examples across the Parish.	In support of Green spaces in Policy NE6 and that further green spaces are being allocated. Tree planting is covered in NE3 and planting Community Projects 14,15,16 all include planting. Hedgerows are protected in Policy NE4
	Comments: Overall, I think the neighbourhood plan is very strong and	

	well written, providing a sustainable vision for the future of the parish. There are three main general points I would like to see emphasised in the plan if possible: Under natural environment, housing and economic development I would like to see more **detail on the type of planting required**, such as a focus on native species and planting of trees/hedges of different maturity e.g. a combination of saplings and plants already several years old to give maximum initial impact. A number of plants should also be allowed space to reach maximum maturity, such as for new Oak or Beech trees. Under economic development I would like to see more restrictions on the development of existing dwellings, to make sure the footprint of new buildings does not change from the existing ones, including in height. I would like to see an emphasis on developer money for improved local infrastructure which focuses on footpath and cycle path provision and road improvements (such as widening) should be avoided to avoid encouraging more people to use their cars.	Thank you for the positive testimonial comments. 3 pointers acknowledged: 1. Tree planting 2. Replacement footprints. Policy D1 requests new development to be designed to respect and or complement local character in relation to the height, scale and layout, orientation and spacing of building etc. This allows a case by case assessment. Tighter levels on footprint restrictions goes counter to local and national planning policies and restrictions across all planning applications in the Parish might jeopardise most appropriate development. 3. Developer money being spent of infrastructure. Developer money is given to the Parish Council this is called Community Infrastructure Levy(CIL) . The 18 Projects within the Plan utilise CIL money and there are several projects which focus on footpath and cycle path provision.
11	**Policy 1**: The community facilities look good and the planned facility at Clyst Vale is a good location for the additional facility **Policy 2:** With the development of the Skypark and business units at Exeter Airport being only 2 miles from Broadclyst I don't feel there is any need for any more industrial areas. **Policy 3**: I think this policy is important to Broadclyst Parish to protect the environment and protect historical structures, landscapes, and greenfield sites. The development of Cranbrook was key to allow these greenfield areas to remain undeveloped.	In support of Community Facility development. Looking for more local in Parish opportunities to reduce commuter traffic and to enable local people to walk / cycle to work. In support of the Design & CC Chapter.

	Policy 4: This is our area of main concern due to the number of houses that have been developed and are still being developed at Cranbrook and Pinhoe both within a 1.5-mile radius of Broadclyst village. Just recently within the Broadclyst parish a further 71 homes have been passed to be built at Westclyst with half being affordable homes and we feel this development will provide enough housing for the parish.	Enough Housing in the Parish already. Provision of housing in the new developments is providing new housing on large sites ONLY which provide an urban model of housing governed by EDDC. The NP is providing a very different housing model which is supported by the Community. The model of housing locals would like are houses in small scale developments (Max 25 per site) adjacent/ close to existing settlements, with the certainty that 25% of the houses will remain forever for locals in need of social rented houses.
	Policy 5: A major concern among the local residents is the amount of traffic due to the schools drop off and pick up times bearing in mind there are over 1400 pupils attending school in this small village. To put in traffic calming would be a major expense and unfortunately 20 mph signs are not effective as we experience daily. Cycle routes and existing road improvements are a must.	Recognised traffic issues in the Parish especially in school locations. In support of cycle route and road improvements. This has been recognised by the NP and Community Project 5 has been included within the plan to address this concern**. Project 5:** Community Infrastructure money from Site H3 to go towards the funding of a 20mph Traffic Reduction Order on Whimple Road in close proximity to Site H3
	Policy 6: This policy is of particular importance as it will protect the natural environment, wildlife, and the landscape of the parish	In support of the policies within the Natural environment chapter.
	Comments: With regards to the Broadclyst Neighbourhood Plan we are extremely disappointed to see the number of sites allocated for housing on the plan. We feel that 99 houses are far more than is necessary and would like to see this number reduced.	Due to deletion of sites there are 43 houses being provided across 3 housing sites being allocated in a 10 year Plan. There are a further 35 coming forward to fund re generation of brownfield sites, some of these will be delivered by conversion of buildings not new housing as such. Each site is small scale with the biggest site having a maximum of 25 houses. Locals have clearly agreed that any future housing in the area needs to

	H3 We were not surprised to see the Heathfield site included, as at a local consultation we were told by the Neighbourhood Planning Officer that the site is ready to be built on with an entrance already in place and that the landowner has done everything needed. We did not feel this conversation was appropriate or impartial. For some reason she seemed very keen for this site to be put forward! This site being developed would change the edge of the village dramatically and harm the distinctive landscape. It is a very visual site travelling from Whimple towards Broadclyst which is a Greenfield site of Grade A farmland. It has 6 protected trees and an abundance of wildlife, bats, and owls. It actual fact the field is mentioned in the NP survey results from DCT regarding protection, as well as the fact the one of the key findings is that residents are keen to see trees, hedgerows and natural habitats preserved. We do not feel this is suitable for development as the existing access has poor visibility due to the established trees and hedgerow. The proposed pavement will encourage on road parking causing even more visibility issues putting extra strain on an already busy road.	be small scale and that this type of housing development is preferred by locals in stark contrast to the large houses sites being brought forward as Strategic housing by EDDC. Comments on the Heathfield Site H3 were acknowledged. This site was supported by both the Community and statutory authorities. The site has been rewritten to ensure provision covers specific aspects: **Proposals should meet the following site-specific requirements:** 1. **To provide the affordable housing breakdown in Policy H4.** 2. **Provision of a safe vehicular access from Whimple road.** 3. **Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.** 4. **As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.** 5. **Land for the provision of a public footpath to the allotments is to be safeguarded for future access.** The 6 protected trees will remain as they are protected by Tree Preservation Orders. Tree and tree replacement schemes are in NE 1-3 Hedgerows are protected in NE 4. Policy D1 and the requirement of a 10% net biodiversity gain in NE 5 will ensure flora and fauna mitigation.

	H2 The proposed development at Broadclyst station is suitable due to the planned road improvements and hopefully it will allow the Broadclyst station area to gain more facilities and an identity. H4 Furthermore, we believe the boundary of the village should remain intact allowing natural infill within the village as has happened in the past. With Cranbrook and Westclyst being developed and having facilities built to cope with new developments this should allow for the Broadclyst Village BUAB to remain in place. Removing the least popular site (51%) would reduce the number of houses in the plan to a more sensible number as we believe this site is unwanted and unnecessary.	In support of H2 Not in Support of H4 this would alter the BUAB of Broadclyst Village. This site was withdrawn from the Broadclyst Neighbourhood Plan. This site has been withdrawn from the NP
12	**Your Comments** **Policy 1:** Policy CF2: Surely this should say access from Station Road rather than from the B3181? Policy CF3 "minimising bad neighbour impacts, including, where necessary and appropriate, controlled hours of working to minimise noise and light impacts".	Thank you for notifying us of this error it has been amended. CF2 is being deleted from the NP. 1. Agreed for criteria to be added to CF1. **That the highest standards of lighting required to minimise light pollution, and floodlighting times restricted to a maximum 10:00pm and for the duration of training and pitch use only.** Other issues are covered under Policy D1. 1. **ensure where external lighting is proposed, adverse amenity and environmental impacts are to be avoided and power sourced from renewable energy. In the rural areas of the**

		Parish ensure light pollution does not harm the prevalence of dark skies at night. **2. ensure development does not give rise to or suffer unduly from 'bad neighbour' issues, to include neighbour amenity, agricultural, industrial and commercial activities.**
	Policy 2: My preference would be for the development of already industrialised areas such as Silverton Mill over the conversion of farms to light industrial use. Let us try and keep farms for farming as much as possible.	Development of Silverton Mill is supported. Support for farms to remain as farms and involved in farming is sadly based on farm viability. Policy EA1 is in place to encourage farms to diversify and survive.
	Policy 3: Policies DH2 and DC2: "The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be encouraged". Has it been possible to persuade the National Trust to agree to solar panels on roofs for the houses that it owns or leases out, or which have restricted covenants it has imposed?	In these policies we are encouraging all landowners and businesses to move towards sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables. Regarding the NT there have been several planning application for air source and ground source heating, which shows they are they are moving to a more zero carbon infrastructure for their properties. For information on solar panels it would be best to contact them directly. The NP supports the use of solar panels and community solar farms in Policy DC6 and DC2.
	Policy 4: The Jarvishayes proposal seems the least attractive of those mentioned	Not in favour of Jarvishayes H4 no reasons provided. H4 has been deleted from the Broadclyst Neighbourhood Plan.
		Thank you for your comments about Broadclyst Station Train station,

	Policy 5: I feel it a pity that the policy says nothing about reconsidering reopening of the railway stations within the parish. I know that Network Rail has argued that the sight lines etc. are wrong for Broadclyst Station, but that was not a problem before it closed. It is never going to be a main line station now with Cranbrook, but if the Devon Metro comes about, could there still be scope for a small station, almost operating in the way some light rail networks have reopened with short trains and frequent stops. As things stand, going to Pinhoe station from Broadclyst village is easier than going to Cranbrook. Such a reopening would also serve western Cranbrook. Also, although it would not be relevant to almost all of the residents of Broadclyst, Hele & Bradninch station was actually within the parish, and following the reopening of a station at Cullompton there could be greater demand for a Devon Metro type stopping service. I would strongly support conversion of existing footpaths to bridlepaths, but this must not be at the detriment of pedestrians. It would be very good to convert the Highfield-Jarvishayes-Sunnyfields footpath to a bridleway, as the shared cycle path on the B3181 past Highfield is too narrow. **Policy 6**: These are all good proposals **Comments**: No further comments	and scope for a small station. The old Station building is in private ownership and its location being within 1000m of Cranbrook station limits the likely hood of this being considered by Network Rail. Landowners of Station Lodge might be interested in providing land for a station but the location is even closer to the existing Cranbrook station. The Plan is in support of the Devon Metro and station options at Hele and perhaps other options will be considered when the Devon Metro comes into place. Thank you for your consideration on which routes to be converted to bridlepaths. We are going to ensure that the Clyst Valley Regional Park Masterplan and Clyst Valley Trail are more aligned in the Reg 16 Draft Plan. In support of Natural Environment policies
13	EM1 - Far too many houses .	BELOW are Site Allocation comments. These went to the Site Allocation meeting. EM1 site size and density in comparison to Westclyst 30 per hectare and Cranbrook which is 42 houses per hectare. The density of houses is much lower on this site. This policy has been altered so that conversion of buildings and provision of new are combined. **Figure 30 shows the area of Silverton Mill to be regenerated to provide a mixed use development for the Killerton Estate to include the following:**

	EM2 - Traffic worries.	• **Up to a Maximum of 25 dwellings;** • **A car park for access to Ellerhayes Bridge;** • **Centre for water activities and recreation uses;** • **Class E Café and/ or retail;** • **Visitor Centre and ancillary facilities;** • **Car Parking;** • **A total of 2000m^2 of employment space for Class E use.** EM2 Elbury Farm access concerns : To consider EM2 and strengthening the access section of this policy and providing a much clearer picture. Access was a common response to this site and the policy is strengthened in this aspect: **6. Sufficient and safe parking provision with sustainable transport modes prioritised by installation of bicycle parking and/ or electric bike hire provision.** **7. New access onto and off the site from Crannaford Lane to be provided by a shared use drive to accommodate all users.** **8. Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.** 9. Elbury Lane, between the Elbury Farm site and Heath crossroads to be designated as a quiet lane as proposed in the Clyst Valley Regional Park masterplan[3] supported by infrastructure provision through CIL (Policy Project 4). 10. The amount of traffic generated by proposals can be accommodated on the local highway network without detriment

[3] https://clystvalleypark.org.uk/

		to rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan.
	H2 -Traffic worries (railway bridge) narrowness of roads, no pavement.	H2 the whole access and infrastructure in this area is changing and these plans area available and in the public domain. Access to A30 will be through Blue Hayes. North south road is an issue which NP is not able to finance and address in full but T1 and 2 has highlighted this issue. Clystland traffic will utilise the Blue Hayes road network and if children go to the new school here, this site of 24 houses will not significantly result in excessive movements over the railway. This site was supported by the community and statutory authorities.
	H3 - Corner by school, no pavement, bad parking.	This site is not on the corner by the school. There is a good wide pavement across the road from this site. Parking will be on site and there is no history of roadside parking reported in this area. H3 The Policy has two specific site requirements in place concerning access and DCC transport planners were in support of access of this site. A community Project will utilise CIL money from the development to put into place a Traffic speed restriction Order. **11. Provision of a safe vehicular access from Whimple road.** **12. Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.** **13. As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.** **14. Land for the provision of a public footpath to the allotments is to be safeguarded for future access.**
		A NP does not have any jurisdiction in relation to new roads. The NP is

	T2 – Station road definitely needs the new road (urgently) as in Policy	glad that you are in support of Policies T1 and 2.
14	Please see my comments below on the specific issues with relation to the policy on Community facilities etc. I feel we are already well served for a quiet rural National Trust village and need no more facilities or services. **Policy 1**: I am extremely concerned about the provision of a sports pitch at any other site apart from at Clyst Vale. This makes the most sense structurally, from an access perspective but also to fit in with the surroundings. I would however seriously question the need to have a sport pitch at all in such a small quiet peaceful rural village. Do we really want our weekends and nights interrupted by referee whistles every few minutes? I am concerned that if the Clyst Vale site doesn't get developed within 5 years, then it seems the site at Brockhill becomes the primary site. As a landowner and resident right next to that site this is of massive concern and stress to me. The access to anything of the busy Station Road is very difficult and dangerous. We have a wildlife habitat full of flora and fauna that we are developing at Brockhill with herons, foxes, rabbits, Kingfishers etc all thriving. This would be completely ruined by an all-weather pitch with the lights, noise, disturbance as well as the historic nature of the site. The land up for development was originally part of the estate and forms part of the wider views from the houses that form part of the Brockhill estate. We have massive drainage issues in times of inclement weather with mud washing from the farmer's field. This would be completely exacerbated with an all-weather pitch causing untold damage to the	Comments / responses Overview Meeting The Neighbourhood Plan is not focused on what Broadclyst Village has but what the Parish has to offer its community and more importantly its growing community. The CF1 provides a facility close to 2 of the biggest settlements in the Parish and will ensure that children have facilities within walking and cycling distance. Support for CF1 not CF2 was a common community response. **CF2 has been deleted from the Broadclyst Neighbourhood Plan.**

	waterways and lake environment. **Policy 2:** I think it is important to control what goes on in our village and if the Neighbourhood Plan is the way to do that then this is obviously important. I commented on specific positives and negatives of each of the sites as part of the initial consultation. I think projects that are redeveloping brown field sites are okay and should be encouraged. Any on greenfield sites should be considered a negative to the wider area. Do we need to provide more employment in the village when we already have good train/bus/road links? **Policy 3:** For me the policies around design and climate change are well written and considered. I think design of any new development/extensions are completely key to such an historic village as ours. We have our own sewage system, as do quite a few people on Station Road. I would love some thought put into ensuring sewage systems for all in the parish **Policy 4:** My feelings are we have enough houses in the parish. Limited infill should be allowed if it is well designed/well accessed and not taking up greenfield sites.	There is support for a NP in determining the future development within the Parish. Support for brownfield sites, but not greenfield sites. The purpose behind providing local employment sites is to alleviate the need to travel to work other than by walking or cycling. There is only one site that is bringing forward economic development in the village, the other sites are spread across the Parish. Design Chapter and policies are supported. Comments on Sewage are noted and will be given to the Parish Council. 43 houses are being allocated in a 10 year Plan. This works out at just over 4 houses per year. Each site is small scale with the biggest site having a maximum of 25 houses. There are a further 35 coming forward but this is to fund regeneration of 2 sites and some of these houses will be through conversion as well as some new. Locals have clearly agreed that any future housing in the area needs to be small scale and that this type of housing development is preferred by locals in stark contrast to the large houses sites being brought

		forward as Strategic housing by EDDC. Enough houses in the Parish, but infill is accepted.
	I am very against any more housing in the village on greenfield sites.	Not in support of houses on greenfield sites. Within the Plan there are sites for development that can be regarded as greenfield sites. Sites H4 and EM2 the land is worked as part of an agricultural business the remaining sites are of little agricultural value or are presently lying fallow. There is recognition that such land is still greenfield and is of biodiversity value but to counteract this Policy NE 5 requires developers to provide a net biodiversity gain.
	There is a large enough housing provision being provided in Westclyst and TitheBarn/Cranbook. Let's leave that to them and keep our village rural, quiet, and historic	Housing provided in Westclyst Tithebarn and Cranbrook. Provision of housing in the new developments is providing new housing on large sites ONLY which provide an urban model of housing governed by EDDC. The NP is providing a very different housing model which is supported by the Community. The model of housing locals would like are houses in small scale developments (Max 25 per site) adjacent/ close to existing settlements, with the certainty that 25% of the houses will remain forever for locals in need of social rented houses.
	Policy 5: Allowing a limited amount of infrastructure as long as it is well considered is important. Community access to Cranbrook station is important. That should never have been allowed to go ahead without Broadclyst direct access. Having a cycle route is also important and sustainable again as long as it is well considered and	In support of sustainable travel and for a route that allows community access to Cranbrook station In agreement that safety needs to be considered in this provision.

	safe. **Policy 6**: maintaining our natural environment is hugely important to me. You don't go into a rural kent village with similar population size to Broadclyst and see massive distribution depots, new housing, massive sport pitches, you see tranquil historic housing that retains the character and charm. Lets keep Broadclyst the same. Keeping our woodlands is very important to our local area and ensuring they are kept away from future development. This is also really important to designate our parks and green spaces as such. Rural pasture and farming land particularly those linked to historically significant areas should also be left as such and not be allowed to be built on. **Comments**: I am really happy that the council has taken a massive amount of time to put all of this together. It's incredibly important. Thanks to all involved. It's great to be given the opportunity to try and help provide a path forward for our historic parish.	In support of the NE Chapter and its policies. In support of the Plan which is seen as incredibly important and a good thing for the PC to have invested time to. Acknowledge and thank
15	Very surprised that there is no mention of any redevelopment of the Lodge Trading Estate. This is not only an eyesore with poorly designed buildings but is also the hub for businesses which attract large vehicles which are unsuited to this location. The traffic problems associated with this site is mentioned in the report but it is not addressed. Could consideration be given to moving the existing businesses to Skypark and redeveloping the site for small businesses? **Policy 2:** EC3 Wintergarden site - This is a most unsuitable development for this site. The entrance on a very sharp blind bend	Overview Meeting Comments and decisions Redevelopment of the Lodge Trading Estate was involved in the allocation of sites process of the Broadclyst Neighbourhood Plan. The site is under multiple land ownerships which made it impossible to guarantee a whole site outcome. The NP does not have a role in determining where existing businesses are at Lodge should move to, but there is widespread support for your points. EC3 Wintergardens not supported access issues.

	and it's difficult to see how any change to the road layout could possibly ameliorate this. It's a busy road and used extensively by pedestrians walking to the New Inn and dog walkers. Increasing the potential traffic to the site is bound to lead to serious accidents. I cannot support this proposed development.	This site was very supported by both the community and statutory agencies. The map is to be improved with location and access made clearer. DCC highways did not have any concerns about access but a recommendation was to alter the map to make the actual access point clearer. The policy also covers access specifications 1. **The volume of traffic generated by proposals can be accommodated on the local highway network without detriment to road safety.** 2. **Adequate infrastructure is provided for safe vehicular movement onto and off the local road as well as within the site.**
	Policy 6: The following statement is made at the beginning of the chapter: "Farmed landscape including arable and some pasture, in a mixture of small to medium scale fields, bordered by hedgerows and copses". Although this is partly true, even a cursory look at the landscape of Broadclyst will tell you that the parish is overwhelmingly a farmed landscape but that landscape is predominantly pasture. In fact, it's mainly monocultural rye grass pasture and grass grown for silage and haylage. Unfortunately, this means that it's extremely poor in terms of biodiversity in terms of the overall landscape. There are some excellent exceptions but the farmed landscape is very monocultural.	Thank you for your comments, DECISION agreed : To include within the NP document that there are swathes of land where agricultural monoculture dominates Thank you for your recognition that the Killerton Estate owns most of the Farmland within the Parish some 7500 acres. Your comments and others collected from the Reg 14 consultation process will be forwarded to the Killerton General Manager for attention.
	Most of the farmland is owned by the National Trust and tenanted to a number of farmers. For understandable reasons, the NT haven't	for yellow area to be forwarded to the NT

	been able to include a Killerton Estate Document which would have hopefully set out their vision for the development of the estate. Since the Trust has such a huge impact on the parish I think this is a major omission. In fact, its absence means that the value of the whole Neighbourhood Plan is hugely devalued. Consideration should be given to reopening the opportunity for feedback once the NT are able to devote resources to producing their estate plan. In 2019 the Trust had plans to convert 4 pasture fields to the west of Burrowton Copse into a wood. This plan may have changed due to the Trusts financial position, but it is important to know if this (and any other initiatives they might have in the parish) are going to be instigated. Its a potentially key project which could involve the community in tree planting. There's also no mention of reinvigorating wildflower meadows in the parish. Since the 1930s, the UK has lost 97% of its wildflower meadows and Broadclyst is no exception. There's virtually no traditional wildflower meadows in the parish which can be enjoyed by the public. The Trust is running a fundraising campaign to extend wildflower meadows but it's not at all clear whether they have any plans to do so in Broadclyst. There's mention of the River Clyst but no suggestion about how the quality of the river can be improved. It's a highly polluted river due to the high level of agricultural run off throughout its course through the parish. It's a largely dead river with very little native wildlife and very few fish. Although I recognise that responsibility for the river lies with SWWA, it's disappointing that there's no community initiatives to help improve the river other than the proposals for flood relief. Since this has no positive impact on the quality of the river then it's a missed opportunity. There needs to be a plan included to improve the biodiversity of the Clyst	Thank you for your comments on the water quality of the River Clyst , there is also the Culm and Cranny rivers that run through the Parish all of which have poor levels of water quality. Policy NE 7 has outlined schemes to improve water flow and quality. South west water and the Environment Agency have also provided feedback which has been adopted to improve this element of the Plan.

	Comments: I feel the absence of the NT Killerton Estate plan is a major omission and that the consultation process should be left open until that document is produced and can be reviewed	Attached is the Draft Killerton Estate Plan that was submitted 2 days before the consultation closed. The late arrival has marred the consultation process. There is another consultation period to follow. The NT have been requested to amend this draft to provide an essential robust evidence document.
16	**Your comments** **Policy 1:** I agree with the sentiment of this chapter. With the continuing decline in any sense of community around the Broadclyst area, these developments _must_ be built with security against vandalism in mind. Across the county, these types of facilities are becoming more and more run-down as they are targeted by vandals. Please ensure this does not happen to ours! **Policy 2**: I am generally in agreement with this policy. Note that expanding the car-parking around Ellerhayes Bridge will make the area more overcrowded and lead to antisocial behaviour. Simply expanding provision just because the roads are becoming overloaded with parked cars will only make the situation worse at peak times - sadly the only solution is to leave it as it is. **Policy 3:** I appreciate the recognition that 'places' are not simply functional. For people with souls and intelligence, the built environment is incredibly important. If the village becomes a dormitory of people who simply commute to Exeter and back then the sense of community will be destroyed. **Policy 4**: Note that Old Park Farm Phase III will not be getting planning permission. Phase II already impacts on the setting of Poltimore House - Phase III would be disastrous for the House.	**NP Overview Comments / responses/ actions** Acknowledge concerns about vandalism. The NP is about the community taking ownership of the development in their Parish. Perhaps as infrastructure is provided by the community for the community there might be a shift in community spirit and responsibility, but this is difficult to enforce. EM1 Ellerhayes car park: the purpose behind this is to facilitate people parking off the road and away from the Ellerhayes entrance it will be provided within the Silverton Mill complex. The Silverton Mill centre will also provide further facilities for walkers. This development is seen as a positive addition to the Parish. In appreciation of the Design chapter and policies, and the importance of the built environment. In the Plan we are trying to create more jobs within the Parish and designing places in which the community have places and spaces to meet and gain a sense of community. Provision of housing in the recent new developments is providing new housing on large sites ONLY which provides an urban model of housing, which is governed by EDDC.

	Generally, I object to the cheap nasty rabbit-hutch houses being churned out by the developers - so I welcome better quality individual houses. Note that recent government support for low-deposit buyers will make 'expensive' houses more affordable for low-income families.	The NP is providing a very different housing model which is supported by the Community. The model of housing locals would like are, houses in small scale developments (Max 25 per site) adjacent/ close to existing settlements, with the certainty that 25% of the houses will remain forever for locals in need of social rented houses. These sites are to be developed out under the specific requirement set out in the Broadclyst Neighbourhood Plan which is different to those governing development in Exeter Pinhoe and Cranbrook.
	People are no longer on the self-build register because self-builders want gardens and all new self-build plots that people are notified about are absolutely tiny.	The NP is in support of self build see Policy H7
	I support the proposal for local connection; however, this is very hard to enforce and will not work in practice, unfortunately. I do think it is an excellent proposal though.	Thank you for your support for provision of houses for people with a local connection. When the NP is made this will be enforceable.The Neighbourhood Plan will become statutory law and EDDC are required to use it as a template for how development comes forward until 2031. This is a new layer in planning which EDDC have to use in their decision making process.
	New houses must have good-sized gardens. Houses with tiny gardens are plentifully available for people who want to live in places like Cranbrook and Exeter. Broadclyst is a rural village for people who want to enjoy the countryside - and should be kept so.	There are minimum amenity space in the Building regulations so it is difficult for a NP to do a blanket policy enforcing good sized gardens, because not everyone welcomes this as it has implications on time, physical and financial requirements.
	Infill should not be allowed where it causes houses to have gardens that are too small.	Infill scale associated with infill developments are covered in Policy D1 and DH1

	Policy 5: Note that the completely unsuitable location of Heaver Bros, making an already bad situation terrible, makes Station Road a dangerous and unpredictable road. Verges and banks are being driven over regularly by HGVs, turning the road into a dusty, dirty, polluted area like any industrial area. Couriers chuck their rubbish out of their cabs before the get to their depots, and the death or serious injury of a pedestrian is inevitable as drivers struggle to pass articulated lorries in bad weather/visibility. This route cannot feature as a pedestrian or cycle route.	Policy T1 and T2 are in support of a safe cycle path and pedestrian route from Broadclyst station to Broadclyst village which is in the NP because it has been evidenced by the community . As seen on the Policy map the location of the bridge and routing of such a facility is not set in stone. This Policy is to is support the Parish community and we are facilitating its development by evidencing need and providing resources towards it. This is seen as a positive step forward, rather than doing nothing, which would result in nothing.
	Comments: I am afraid I do not understand how I was supposed to respond to the question on the first page of this response. The question asked me to call out three elements as being important, but there were six, and I was given numbers from 0-3 with 1 being most significant. If I said Housing was most significant, for example, does that mean I want housing or that I think my views on housing are most significant? I do not know how you plan to use the information from that part of this form, but I strongly suggest you discard it.	Thank you for your comments on the website question issue. This question has had to be discarded from the NP consultation process.
	The most important thing for me is community. Community is impacted by all areas of the Neighbourhood Plan, and I am glad that the plan recognises this.	Thank you for your comments on community. The NP It is a community led plan, and as such there will always be an element of risk in the impact of decisions made in good faith. In the process of making the plan working with different interest steering groups meant that the focus and strength of the NP work was; what is in or not in the Parish? and how could the Parish be developed for the best for its community.? This led to a much more holistic approach to development ideas, which are embedded in the Plan.
	Broadclyst must not be allowed to become a dormitory, which is sadly the direction many places are heading in. Homeworking will not become the predominant form of working (even with the effects of Coronavirus) with the exception of a very few companies that have the critical mass/infrastructure to support WFH, businesses are already beginning to recall/plan the recall of workers to their offices	

	for obvious reasons. I want to live in a place where people are supported. For example, I am happy to support the Bowling Green even though I have no interest in bowling. I think it is short-sighted of people to refuse to support things they are not themselves interested in – I would rather live in a community with other people who are happy to live there and are in turn willing to support the community. These days I think people are less capable of extrapolating the impact of decisions they think they are making in good faith.(Note that some of the appendices were written before the GESP was rejected – I don't know what difference that makes!)	Community is a socially evolving concept. The social trend presently is to focus on the things that involve and impact people on a very local level (NIMBY) rather that a holistic Parish wide perspective. This attitude obviously seeps into the consultation process. The OSG are in recognition of your comment" I think it is short-sighted of people to refuse to support things they are not themselves interested in." and decisions are made in light using a variety of data from different sources. The consultation default is that everything that the community feel ok about are seldom reported and commented on. Our policies will be checked by EDDC DCC, AECOM and statutory agencies such as Natural England and Historic England who will give us guidance on things that we have missed and/ or the wider implications of policies in this Draft. The Draft will be altered and updated two more times before the Plan gets to Referendum (Final version) Stage.
17	**Policy 2:** We are particularly interested in the supportive comments in 'economic aims', as we plan, in the very near future, to regenerate and diversify our small business with Community and Tourism related ideas. We are on the edge of Broadclyst Parish and currently produce Apple juice and Cider from our own Orchard, We also have been quite overwhelmed by the amount of local people bringing their apples to us, to press and bottle for them, between the months of Sept and Nov. Our plans and dreams would enable us to utilise our Orchard out of season. Blossom picnics, for instance. Yurts/ Shepherds huts in the orchard to facilitate a need for a Natural Heritage Break, maybe with tourists helping to pick our apples and make their own juice to take	Thank you for your kind words and support for the development of economic spaces and jobs across the Parish. Your specific economic area and economic dreams sit well within the business sector that is supported in the NP. We welcome such growth and look forward to seeing the development of your business "in the Heritage Tourism sector as well as giving other local food and drink

	away. We have already had requests from Orchard owners/Cider producers. Some as far away as Japan to visit our orchard to learn how we make our Cider and to 'Stay'. (Our Cider was the overall Champion of the 'Japan Cider and Perry awards'. First prize, out of 12 Countries, it rated so highly, they wanted to import our Devon Cider to supply bars in Tokyo. Our Cider is frequently served at the British Embassy in Tokyo too.. So we now export to Japan!.) We already provide 'Cider Making' Courses in our on-site classroom and students stay in local accommodation. We would also like to develop further by having local Craft/ Cookery/ yoga Classes etc. both inside and out. We have already had an Open Orchard Day, which was so popular we intend to repeat it again this Summer. Finally, We are intending to hold Farmers Markets! We had a large Yard laid beside our new Barn and intend to encourage local producers to Bring their goods to sell. Maybe once a month This is a long message I'm afraid, but we have learned a lot in this last year and one of those things is having SPACE, especially in a NATURAL, SAFE ENVIRONMENT, really makes people happy, and we have plenty to share. Jill C. (Courtneys of Whimple) P.S. if a Cycle route is planned to pass our house/orchard it would also be an idea to have refreshment facilities and utilise my picnic benches in the orchard!! **Comments**: Please see my remarks on Economy and Employment. We live along a natural green corridor, our 100+ year old orchard is full of Wildlife and nature. Many people already enjoy Walking and Cycling in the fresh air, past our Orchard. We make Multi prizewinning Cider from our unsprayed apple trees. We would like to develop our business in the Heritage Tourism sector as well as giving other local food and drink producers a platform on which to show and sell their wares.	producers a platform on which to show and sell their wares." Thank you for suggesting and offering your cider centre as an integral part of a Parish wide cycle network and part of a possible Heritage tourism trail. Np supports the expansion of this type of business in the parish.
18	**Comments:** The allocated green spaces, although important to allow	Thank you for your comments on green spaces and the allocation and encouragement of habitat creation.

	space amongst the village development, are of minimal use to the residents with exception of the playing field in the centre of Broadclyst. Larger green spaces are necessary if people are to be expected to make use of them. I have not seen people using any of the green space mentioned with the exception of the playing field. The existing spaces also do not encourage biodiversity and further thought should be given to increase this. Given that use of these small areas of grass is of minimal use by the public other than to walk though/past, the biodiversity could be improved here. I would also like to suggest that developers of the housing schemes suggested must set aside an area for important habitat creation.	This is something that can be done through joint projects with the CVRP and CVT. Additional Community Projects have been added to the Plan to cover development of this.
	Housing development site H4 should continue to incorporate the existing footpath. In the current climate the new housing proposed will most likely to bought by people from outside the village. People within the city are looking to move out meaning that houses are selling extremely quickly and at a premium. This means that the needs within the village are unlikely to be met, residents will have no option but to move away and the village will be required to expand further. The demand is so high that it will drive a requirement for sustained development of the village.	H4 was been withdrawn from the NP Concerns about houses being allocated The NP is providing a very different housing model which is supported by the Community. The model of housing locals would like are, houses in small scale developments (Max 25 per site) adjacent/ close to existing settlements, with the certainty that 25% of the houses will remain forever for locals in need of social rented houses. These sites are to be developed out under the specific requirement set out in the Broadclyst Neighbourhood Plan which is different to those governing development in Exeter Pinhoe and Cranbrook.
	I believe that it is important that the village remains separated from the surrounding developments if it is to retain the community vital to the welfare of all residents and maintaining the village as a place which people treat with respect.	The Overview Steering Group is in agreement with separation and In the EDDC local plan and in National Planning legislation there is support for existing settlements to remain separate as you requested. If something is already in Planning Law the NP is not able to just replicate existing law, hence why this is not included in the Broadclyst NP

19 and 20	Policy 4: Sufficient new building exists in Exeter, Pinhoe and Cranbrook. Lanes in Broadclyst will not sustain more traffic.	OSG acknowledged that you both are not in support of new houses as sufficient in Exeter, Pinhoe and Cranbrook and the resulting traffic access issues on the Broadclyst lanes. Provision of housing in the new developments is providing new housing on large sites ONLY which provides an urban model of housing, which is governed by EDDC. The NP is providing a very different housing model which is supported by the Community. The model of housing locals would like are: houses in small scale developments (Max 25 per site) adjacent/ close to existing settlements, with the certainty that 25% of the houses will remain forever for locals in need of social rented houses. These sites are to be developed out under the specific requirement set out in the Broadclyst Neighbourhood Plan which is different to those governing development in Exeter, Pinhoe, Westclyst and Cranbrook.
	Policy 5: Retain rural nature of Broadclyst. More facilities for village use welcomed but not at expense of more traffic.	Acknowledge that you are In support of sustainable transport options to retain rural nature of Broadclyst and to provide facilities for locals.
	Policy 6: Retain natural environment. Follow NT's example of providing cycle lanes in fields and not by widening roads. Retain hedges and all trees and stone walls.	In support of the Natural Environment Chapter and policies., especially NE 1 – 3 focusing on woodland and NE 4 protection of hedgerows.
	Respect and retain fields where flooding occurs naturally ie all Broadclyst as seen in winter 2021.Retain existing rights of way	In support of Natural Flood management Policy NE 7.

21	**Policy 1:** The policies look positive. I support them. I support the inclusive community sports hub. **Policy 2:** These Economy and employment policies look as though they support jobs and redevelopment. I back them. I back this section in the neighbourhood plan. The regeneration ideas look great. **Policy 3:** I disagree with Policy DC5. District heating systems in nearby Cranbrook & Tithebarn have been very unreliable with frequent interruptions in the power and heating supply to properties. Please look on the community group Facebook pages because these are serious problems for people living with the district heating systems. It may also lock in homes to using inefficient, failing or poor quality district heating systems and may emit more carbon dioxide. I would like to see the Parish add some text to safeguard Parishioners on the subject of District heating schemes. Elderly, disabled and other vulnerable people may especially be negatively impacted by this DC5 policy. I would like the policy amended to include more safeguards and protective clauses for parishioners.	In support of the Sports Hub acknowledged, In support of the Economy Chapter and its Policies in particular policies which are regenerating sites across the Parish. There were concerns about energy efficiency of District heating schemes and this is why the wording of Policy DC5 below clearly prevents and safeguards parishioners from being included in schemes that might do more harm than good to the environment. The text in blue safeguards Parishioners on the subject of zero carbon quality District heating schemes. A NP as a planning document cannot have an influence over inefficient, failing systems, or management clauses for parishione.as these are not planning issues. **Policy DC5: District Heating Schemes** **New houses within the LDO District Heating map (Figure2) should be connected to local district heating schemes if the schemes provide zero carbon or produce less than 150g CO2/kWhr of heat.** **Existing houses within the LDO District Heating map are also strongly encouraged to connect to local district heating schemes meeting the above technical requirements.** **The development of new District Heating Schemes that can provide zero carbon or produces less than 150kg/kWhr of heat will be supported for locations within the parish outside the existing designated LDO District Heating Area.**

	Given Passivhaus and other innovative technologies are fast becoming more widespread it may not make sense for homes to connect to district heating systems. I support the rest of the policies in this section.	In support of Passihaus and other new technology which are is supported in Design Policies, with Pasiphae's house technology being referenced and prioritised.
	Policy 4: I'm glad the Parish has made good provision for affordable housing. I support the policies.	In support of the Housing Policies and the good provision of affordable houses for locals.
	The Parish should try to make representation that the boundary for Cranbrook was unfairly drawn right up to and adjacent to the settlement of Broadclyst Station which is in direct contravention of policy which states. I would like to see Broadclyst Parish make the case for the Cranbrook Town boundary to be redrawn, so that it does not include the Bluehayes sector which should be kept as part of the Broadclyst Station settlement. The Parish should try to have Blue Hayes brought back within the Parish boundary and designated a natural environment area.	**OSG DECISION:** to pass this comment to the PC. To ensure that coalescence of settlements should be avoided with the Blue Hayes development **OSG DECISION:** to pass this comment to the PC. To get Blue Hayes back into the Parish would require a Governance boundary review request. Sadly the horse has bolted and the door shut and the Blue Hayes site has been given the go ahead for development as part of Cranbrook.
	Policy 5: I support the Infrastructure and access policies in the Neighbourhood Plan. Can the Parish look at making some routes active travel only or one way for traffic? Perhaps in the heart of some villages? A little bit like the ideas proposed for Magdalen Street recently in Exeter City	In support of the I & A chapter and its policies. Request to look at active travel only routes or for one way for traffic. Likes idea of LTN in Policy T4

	Policy 6: The Natural Environment policies are good, I support all of them. If urban sprawl is unbroken from the M5 right up to Daisy mount with no green corridors, then wildlife will struggle to move through the area. Blue Hayes could be transformed with tree planting, ponds etc. and could retain its link with the Cranbrook Country Park to ensure wildlife in the area is safeguarded. The Blue Hayes area is also crucial for storing water. Building on the Blue Hayes sector will increase the flooding risks in the area. **Comments**: No further comments	In support of the NE chapter and policies. Recognises the need for green corridors for wildlife DECISION agreed : To link up with CVRP work to enhance and or identify green corridors as a specific / extra community project.
22	**Policy 1:** I think creating sports facilities is positive for the community. While I personally would like a pool, it seems like a large project for a small parish - there should be consideration of whether it is really needed and whether the cost can be justified. Policy 2: I think the focus on small industries to create employment is good. I would like to see new sites have the obligation to be greened, e.g. tree planting to conceal buildings, landscape management, etc. Policy 3: It is good to see a focus on this area.	OSG acknowledge that you are in support of the policies within the CF chapter. The inclusion of support for a swimming pool in CF3 is based on level of support from the community. While the NP might identify support for a pool, it is beyond its remit to assess whether that would be a 'go-er' or not and equally offers no promise that such an amenity will be delivered by a potential future provider. In support of Policies and sites with the Economy Chapter. The Design Chapter has policies which will determine how the sites come forward, and NE5 policy requires every site to deliver a 10% net biodiversity gain so this will go some way to ensuring how a site is landscaped. In support of a focus on Design and Climate change policies.

	Policy 4: I understand that the parish runs the risk of having no choice about housing developments, but I do not welcome new housing. Where it is unavoidable, it must blend in with existing housing and the landscape. Developments with mixed styles, as we have seen elsewhere, are unacceptable.	The NP is providing a very different housing provision model which is supported by the Community. The model of housing locals would like are: houses in small scale developments (Max 25 per site) adjacent/ close to existing settlements, with the certainty that 25% of the houses will remain forever for locals in need of social rented houses. These sites are to be developed out under the specific requirements set out in the Broadclyst Neighbourhood Plan which is different to those strategically led developments in Pinhoe and Cranbrook. The NP is providing development of 100 houses over a 10 year period.
	Policy 5 no comments Policy 6: I hope all commitments to the environment will be more than just lip service, but will be followed through on and enforced. Wildlife corridors are essential, but they have a habit of shrinking over time. **Comments**: No further comments	In support of the NE chapter and its policies with concerns about enforcement and delivery. A NP once passed Referendum stage becomes part of the Development plan used by EDDC and is a statutory document. Planning application in the Parish will therefore need to be in conformity with Broadclyst NP. This is a new system for planning enforcement. Special mention of wildlife corridors. OSG **DECISION to add to the NP an extra Community Action** for a joint work with CVRP to map out and enhance existing wildlife corridors and establishing where new corridors are required.
23	I think it is important to ensure green spaces remain within Broadclyst and that planning should be allowed for residents already living in the village to expand their properties especially where there is no negative impact on the village especially with the increased cost	The OSG acknowledge and thank you for being actively involved in the NP consultation. Support for green spaces. There is support for extension of houses at District and National level of planning and in the NP this is found within Policy DH 1 and 2.

	of property. Any additional new housing will create further issues with the traffic and congestion in the village. The new plans for the swimming pool and other community projects are great.	 Concerns about houses adding to the number of vehicles on the road and congestion issues. In the Infrastructure and access Chapter we have written several policies to encourage a range of active travel infrastructure to be developed in recognition that vehicular traffic is a parish wide issue. In support of the CF chapter and policies especially policy CF3 which supports the development of a swimming pool.
24	**Policy 1**: I am in support of all of them **Policy 2:** I agree with all of them **Policy 3:** I am happy with them **Policy 4**: I am happy with them **Policy 5:** I agree **Policy 6**: This is my favourite part of the plan and something I feel we will have a real chance of achieving as a community **Comments:** Good luck. I am fully in support of the plan despite my reservations about it being overruled by others who do not have the community needs at heart. Perhaps once the plan is adopted we can have an effective mechanism by which planning proposals that are outside of it are publicised to the community so we have an opportunity to voice our opinions as unless you live right next to a proposal you are often not	 In support of the Plan despite reservations about it being overruled by others who do not have the community needs at heart. All planning applications are placed on the Parish Council agenda and advertised on site. A good idea to put into place an effective mechanism by which planning proposals that are inside the NP are publicised to the community. **The OSG Proposed and agreed that the Parish Council have a**

	aware until it has been through planning.	**planning section on the website and in the planning minutes that show the use of the NP in objecting and supporting planning applications within the Parish.**
25	**Policy 1:** We have a sport centre. Look after that. All ok	Providing a multi- activity all weather pitch is the key to Policy CF1/2. Such provision extends sporting experiences and activities for the community rather than duplicating what is provided in the Sports Hall.
	Policy 2: Leave it as it is no more building in fields	Not in support of greenfield sites being used for CF 1 / 2 development. Within the Plan there are sites for development that can be regarded as greenfield sites, Sites H4 and EM2 the land is worked as part of an agricultural business the remaining sites are of little agricultural value or are presently lying fallow. There is recognition that such land is still greenfield and is of biodiversity value but to counteract this Policy NE 5 requires developers to provide a net biodiversity gain.
	Policy 3: We can only make a tiny pin prick of difference. China India massive increases in pollution. Third world countries just trying to survive can't afford to worry about climate change they are just trying to feed themselves.	We are one of the NPs that is trying to do something about climate change it might only be a small change but at least we are being proactive.
	Policy 4: 1000s of new houses Pinhoe/ Cranbrook all around Exeter. Massive proposals for east of Cullompton. Huge solar farms all around. Proposed motorway service station at Poltimore. What the hell is going on you have all confirmed to ruin our country side	Acknowledge that housing development that is or has been brought forward by District Councils is not supported. No comments were made on the housing that is proposed in a Neighbourhood Plan: houses where locals having a say on the number of houses coming forward, how big the sites are, what type of houses are being provided and design guidelines. We are not going to stop housing building but the NP gives some control over what housing gets developed. The houses in the NP provide housing numbers which are

		used by the LA to hit their housing targets, thereby reducing the number of houses required in East Devon.
	Policy 5: We don't get any infrastructure **Policy 6**: All destroyed **Comments:** No further comments	The NP is looking to provide sustainable transport development. The NP has 7 policies to protect and or enhance the natural environment within the Parish. We are providing extra layers of protection that presently do not exist.
26	**Comments:** This is a most impressive document and well researched, showing good consultation. One small concern for our hamlet is with the cycle path access in Westwood by Ashclyst cottages which is an extremely dangerous corner. Fingers crossed for much of the planning permissions which will be needed for footpaths, the new sportsground, passiv haus build, bridge over railway etc.	The OSG would like to acknowledge and thank you for your positive comments on the Draft NP. You support the processes utilised in the production of the Draft. Thank you for providing details on cycle safety issues in Westwood. Support for the NP policies which are focused on provision of footpaths, a new sportsground, passivhaus builds and support for a bridge over railway.
27	**Comments:** To tackle climate heating new build houses should be as close to "passiv haus" specs as possible. New build in the village should be for owner occupiers only or for social housing. tenants or partial owners.	The NP has to be in line with Building Regulations but the Plan has got as close to Passivhaus level as possible. In Policy DC1 Please note that Passivhaus standards and builds are prioritised in this policy. The Housing policy extends to houses across the Parish and not just in the village. A mix of tenures are provided on all allocated sites and this is shown in Policy H5. The Plan is unique in that it requires the provision of 25% of the houses on a site to remain as affordable houses for social rent for locals in perpetuity (forever).

	Congratulations to the Parish Council on sustain the consultation process.	Thank you for your kind comments on our consultation processes. Higher voting numbers would be welcome but are in line with people' s voting habits.
28		Thank you for taking part in the Reg 14 consultation process by completing a feedback form. We noted that no extra comments were submitted in your online form.
29	**Policy 1:** New sports facilities would be fantastic. Could be more focus on youth activities and engagement. I see it as really important to improve walking and cycling access through the community **Policy 2:** I am more supportive of the development sites closer to the village centre (e.g. Winter Gardens) to keep travel to work distances to a minimum. I would like to see agricultural diversification include rewilding. **Policy 3:** This needs to underpin everything so having a separate chapter is a little concerning - e.g. the housing chapter doesn't mention the importance of energy efficient building, I guess because it's here but someone reading the housing chapter will think we don't care! **Policy 4:** Surely there should be a requirement for all new housing to be highly energy efficient, even (and, in fact, especially) the affordable housing but there seems to be no mention of this in this chapter?	In support of CF1/2 and the fact that it can be accessed by a large number of the community by cycling and walking. In support of economic centres being close to people to keep travel to work distances to a minimum. Agricultural diversification in support of rewilding , this is covered under nature recovery in the last sentence of Policy EA1 . Thank you for this comment, luckily any development in the Plan has to adhere to all relevant policies within the Plan not just those within a Chapter. For example a developer of houses will have to ensure that they adhere to the requirements for: DC4 dedicated storage facilities outside a house, the use of semi permeable surfaces for parking T3, a biodiversity net gain NE5 and so on. Policy DC 1 and DC2 set energy efficiency templates for all new and existing houses in the Parish. So even though these policies are not in the Housing chapter they still apply.

	Pedestrian-cycle path access to Cranbrook railway station is really important I really like the identification of small sites for additional housing close to village centre. **Policy 5:** All looks really good **Policy 6:** There was lots of welcome talk at the last general election about huge increases in tree planting from all parties. Yet the best we have here is the, frankly pitiful, 3/2/1 formula. For example, widespread tree planting as part of rewilding, under farm diversification, could deliver a large local carbon offset, as could encouragement of many more trees within the hedgerows. **Comments:** No further comments	OSG pleased that you are in support of pedestrian-cycle path access to Cranbrook railway station and that this is really important. In support of small scale housing sites. In support of Infrastructure and access Chapter and the policies. In support of the NE chapter, but disappointed by level of 321 tree planting formula. This formula is for the sites being allocated in the NP and there is an additional demand on developers to provide more than this is by Policy NE5 which requires the site to have a 10% net biodiversity gain. In the NP Project 14 – 17 are all based on funding community green spaces and planting schemes.
30	**The neighbourhood plan is written for technical specialists and not the lay reader, no effort has been taken to convert it into a document that is accessible by everyone.**	The comments provided have focused on the NP consultation process and methodology. No qualitative comments were made on the content of the Policies and Projects in the Reg 14 Neighbourhood Plan. Comments were made on accessibility, and this aspect has been taken onboard. All future NP documentation will be in line with "accessible" legislation. In the Reg 14 NP consultation content was provided on both paper and online to enable members of the community choice in the completion of the NP consultation process. Parishioners were encouraged to contact the Parish council office, and to speak personally to a member of staff. People did contact the office for help. On request paper copies of the Plan and Feedback forms were delivered to houses under strict

	The consultation is poor and the questions used were directive and leading. For example on page 28 the survey said that 87% of respondents agreed with the delivery of a new sports facility. However there is no denominator data, is that 87% or respondents, 87 of those who responded to that question and is that 87% statistically valid in the consultation.	Covid 19 guidelines and documents and feedback forms were picked up from boxes at agreed venues across the Parish. This ensured that the document was accessible. The 87% figure was the % of people from the community **who voted for this site**, with 13% voting against. It was not 87% of the whole community of Broadclyst. Fig 14 in Full NP: The wording will be altered to say : 87% of the community **that voted** supported the .. Total number of respondents were: 120 Numbers voting for: 104 Numbers against: 16 It is accurate that no further denominator data was provided as we have no access to data of the actual number of parishioners: • Who chose not to vote • Who did not have knowledge of the consultation. • Who were away from the Parish at the time and other such parish population data. There is also no access to data on the total numbers of houses within the Parish. In all public consultations there is not the ability to demand or condition a requirement for people to vote or take part in the voting process. Please note that percentage data of community support for a site was just one of many elements utilised by the Overview Steering Group to make decisions on which site progressed in the NP process. The selection of sites involved other third party documentation in the decision making process and this documentation is found in the Plan's Appendices The process behind the selection of Sites is presented in Appendices, 13,17,18,19, and 21. These documents show the various stages that sites went through and the criteria utilised. However, some Appendices will be amended in light of Statutory Guidance and

		community comments and will therefore be strengthened to provide the reader with more information.
	There was no explanation of the methodology of the surveys and nothing about the way the questions were constructed. Did the surgery test the questions for validity before using them, on who and where is the evidence of this.	A lot of the methodology behind the NP process is in the Consultation Document which is submitted to EDDC at Reg 16 and to the Examiner at Reg 18.
	Were the questions written to an acceptable standard i.e. GSS or GRS methodology, or were they slanted to get the right answer from the perspective of the surveyor. **87% would not have responded yes of the question was do you agree to an increase in your council tax to provide more sports facilities? But there was not context for that.**	The NP Reg 14 consultations questions were designed utilising the District Council question template for Neighbourhood Plan Reg 16 online consultations which are designed and controlled by the EDDC electoral services. **Attached is an EDDC example.** The Reg 14 consultation questions were not complicated and were answered consistently by all responders showing that people had a good level of understanding of what was required and enabled them to complete the form. NP Reg 14 Consultation Question types: 1. Asked the participant to rank the 3 areas you think will shape the future of the Parish in a way that is important to you. 2. Asked the participant to slide the cursor to show how they valued the content of each chapter. 3. Asked the participant for their comments on the Chapters (open ended answer). 4. Asked the participant for their comments on the Community Projects (open ended answer).
	Overall the consultation element of the pan is very very poor and would not pass even the simplest of fairness and accessibility tests	

	This web form uses a light grey text against a white background and is almost impossible to read and there breaches the accessibility guidelines for consultations, as a result the consultation itself is subject too challenge as not accessible. **The NP document is not easy read using alternative reader technology and there are now details of the alternate access methods on the website.** **Overall this process is flawed and a waste of time designed to tick a box, and is subject to JR on its execution on accessibility grounds alone. Very very poor work.**	The NP OSG agreed that the presentation of grey text on webform was of poor quality. For the commissioning of future web work, there will be stricter proofreading timelines and protocols put in place before the work goes live. Accessibility guidelines will be clearly included in all future NP web and paper versions . Accessibility guidelines were not included in the online web contractual paperwork and were also not picked up during contractual discussions by either party involved in the website work.
31	As an Exeter resident my interest is mainly limited to access from the city to your neighbourhood. In that respect I applaud the plans around increasing footpath and cycling routes. During lockdown I have enjoyed following 'green lanes' out of Exeter and into your Parish. My only feedback on this would be that I think some supportive infrastructure would make the routes more attractive and enjoyable. In particular there is a marked absence of seating along the routes. Maybe a chance for some attractive seating made from recycled wood by local craft workers. Picnic areas/tables would be a good addition too. Good luck with the next stages of your Plan. It looks very comprehensive and is to the credit of the Parish Council.	This is noted and there is support of increasing footpaths and cycle paths in policy T4. Thank you for this suggestion, a new Community Project has been added to the Plan that supports working with CVT and CVRP projects which could include supportive infrastructures such as seating and picnic areas/tables along the routes. Thank you for your wishes and we hope you will be involved in the NP final stages.

32		Thank you for taking part in the Reg 14 consultation process by completing a feedback form. We noted that no extra comments were submitted in your online form.
33	**Policy 1:** I fully support the need for community sports facilities. More however needs to be done at Westclyst. Currently the sports pitch is only used for football. The majority of children who play are from Westclyst and it's difficult for other children to get a space. This is not a Westclyst just stating fact. Other sports clubs would be welcome.	Support for Sports Hub and increased community facilities This information will be passed onto the Broadclyst Parish Council Clerk as a lot of these comments are outside the jurisdiction of a Neighbourhood Plan. These are either Developer or Parish Council issues: 1. Need for more community sports facilities at Westclyst. Recognition that Westclyst players and clubs are not yet established and that the current sports pitch use is still dominated by Broadclyst village club infrastructure for just one sport. 2. Please finish off uneven pathways at Westclyst, the park at Bloor homes, what is going on in front of the school.
	Policy 4: We have enough housing in the area. A huge part of this estate is already taken by social rented. I'm not against truly local families having this however the whole of east devon is not local. There are issues caused by some of the social housing resident(not all) they do not care for their homes and many children cause antisocial behaviour. There is already enough housing in the area.	Acknowledge not in support of housing tenure and mix. Please be aware that the NP local criteria priority policy in H5 provides 3 criteria for Parish connection and then for Broadclyst parish groupings and finally to district wide people.
	Please finish off uneven pathways at Westclyst, the park at Bloor homes, what is going on in front of the school.	Information will be sent to the PC for attention.
	Comments: I could not see any provision for improvements to the	Improvement of the School buildings is outside the remit of the

	buildings at clyst vale school. Community recreational provision is important to me, so I hope this gets approved. How about a community café at Westclyst?	Neighbourhood Plan. The only improvement to CVCC is the provision of a new all-weather community facility in Policy CF1, which will be on the school site. It is noted that you support this policy. Request for café in Westclyst noted. There is support for the provision of new community facilities in CF 3, so the development of a community café facility in Westclyst would be supported by the NP.
34	**Policy 1:** Sports hub will be a fantastic asset for the community **Policy 2:** I don't think there are any! **Policy 3:** Particularly like the Community led energy generation projects and push for passive house standards **Policy 4**: Really like move to 20 mph areas and low traffic neighbourhoods (ok - transport section I think) Really like move to 20 mph areas and low traffic neighbourhoods (ok - transport section I think) **Policy 5:** Very important to provide additional security / safety measures for community to feel safe choosing sustainable modes of transport **Policy 6:** All community actions which increase engagement with nature are beneficial	Thank you for your support. Support was noted for the following specific policies and or community projects: • Sports Hub. • Community led generation projects & push for Passivhaus standards. • 20mph, LTN, sustainable modes of transport. • All projects that increase engagement with nature.
35	**Policy 1**: It's fantastic to see provisions for an inclusive community sports hub facility being proposed. I fully support the CF1-CF4 proposals	Noted support for CF 1-4

	Policy 2: It's vital the Parish does everything it can to prevent poverty in the Parish. I support all of the proposed policies	Acknowledged and noted support for enabling employment opportunities and flexible work practices in Policy EC1 – 3 EM 1&2, EW1 work hubs, ET1-2 and EA1 H8 Live work units
	Policy 3: I mostly support the proposed policies. Although I am concerned district heating systems that have been delivered nearby (Cranbrook) have been unreliable for residents leaving them without heating and with frequent power interruptions. There are also district systems that might be emitting more carbon because they are not as efficient as originally planned. I think it would be prudent for the Neighbourhood Plan to include some text on these matters i.e. connections linking to nearby district heating systems should not be assumed to be beneficial. There should be conditions under which it may be appropriate to reject connections to nearby district heating systems. It's important to prevent Parishioners from being financially exploited or being included in schemes that might do more harm than good to the environment. It's important vulnerable people in the Parish do not become obligated to join a failing or poor quality district heating system simply because the Neighbourhood Plan did not have the foresight to account for the possibility that some district heating systems might be of a poor standard. I would like to see the Parish add some text to safeguard Parishioners on the subject of District heating schemes.	Text before and after regarding Policy DC5 District Heating schemes, does recognise that existing schemes are not carbon – zero efficient and that the only benefits are in regard to economies of scale and that houses do not require boilers. The wording of Policy DH5 clearly prevent Parishioners from being included in schemes that might do more harm than good to the environment. The text in yellow safeguards Parishioners on the requirement of zero carbon District heating schemes. **Policy DC5: District Heating Schemes** **New houses within the LDO District Heating map (Figure2) should to be connected to local district heating schemes if the schemes provide zero carbon or produce less than 150g CO2/kWhr of heat.** **Existing houses within the LDO District Heating map are also strongly encouraged to connect to local district heating schemes meeting the above technical requirements.** The development of new District Heating Schemes that can provide zero carbon or produces less than 150kg/kWhr of heat will be supported for locations within the parish outside the existing designated LDO District Heating Area. Proposals from industry and businesses utilising large buildings to connect their waste heat to district heating networks will also be strongly supported.

		Such new local district heating scheme proposals would have to ensure that they do not have an unacceptable impact on the local character and setting; amenities of local residents; natural environment and its biodiversity. A planning policy cannot safeguard such things as cost, management and reliability issues.
	I would also like to see text included to protect river systems from damaging types of hydro schemes because some hydro schemes can be very, it's vital that hydro power is not assumed to be beneficial because poorly designed schemes can be very harmful to rivers and wildlife.	DC6 Noted. Decision : To include an extra bullet point at the end of the policy: **Proposed development to be specifically designed, where appropriate, to enhance water quality and aquatic life including invertebrates.**
	Policy 4: I support the proposals and its fantastic to see affordable housing provisions safeguarded by these policies. **Policy 5:** I support the proposed policies. **Policy 6:** I support the proposed policies **Comments:** No further comments	Noted support for the need and delivery of affordable housing. Noted support for Infrastructure and access policies. Noted support for natural environment policies.
36	**Comments**: I agree strongly with the majority of the plan. It is vital	Thank you for your support of the Broadclyst Reg 14 Draft NP. The Design and Natural Environment Policies have been included in

	that the beautiful environment that we are blessed with is retained and enhanced for us and future generations. It is also important to enable employment opportunities and flexible work practices.	the NP to protect as much of the beautiful environment that the Parish is blessed with, and for large areas to be retained and enhanced for us and future generations. Support for enabling employment opportunities and flexible work practices are supported in Policy EC1 – 3 EM 1&2, EW1 work hubs, ET1-2 and EA1 H8 Live work units
37	**Comments:** Congratulations on the production of the NP. However, the policies arrived at must be considered in the light of a very very low response from residents of the village. Thus, major developments that might rely on funding from Parish Precepts to maintain such Hubs must be very carefully considered and stated in the NP. I question the statement in Fig 14 consultation result :87% of the Community supported the allocation of a site.... etc The Community Survey response was 6% overall and so the support for a Community Hub would only be 87% of 6%, not 87 % of the Community. The very low response was disappointing but even, so the	Thank you for your comments on the production of the Plan. Response rate for every stage of the NP is in line with national and local response rates. Like electoral voting you cannot make people vote but people and plans still get elected/ adopted despite the overall numbers voting. At no time in the Neighbourhood Plan process have we hidden what the response rate was. Such figures are shown in the Community survey report, the housing need survey report, the Call for Sites report and shortly the response rate for the NP Reg 14 consultation. Neighbourhood Planning asks the community and if only X respond , it is still recognised as the response from the community the fact that not everyone in the community responded is not in our control. Fig 14 in Full NP: The wording will be adjusted to say : 87% of the community **that voted** supported the .. In the Plan it is agreed that access and traffic is a recurring theme in all the consultations. In the NP, Policy T3 covers Parking provision and Policies within the plan encouraging non-car use are T1/2/ 4/5.

	responders invariably wanted the parking problem addressed. This is a major issue and the EXISTING problem has not been addressed.	The Attached document (Neighbourhood Planning and Transport by Locality) outlines very carefully as to the role a Neighbourhood Plans in relation to transport issues. This document will help you understand the policies we were able to include in the Broadclyst Neighbourhood Plan. The Parish Council Travel Group and Travel Plan is in place to fill in the gaps that cannot be part of a NP process.
38	**Comments**: The neighbourhood plan is miserly in its range and aspirations and does not coincide with the whole ethos of the guidance coming from Parliament. It is an attempt to try and look like the area is engaging when in fact that engagement is almost non-existent in real life. There will be massive opportunities missed in regard to government grants and other associated funding due to the short sightedness of this plan. In comparison to other plans the Broadclyst plan is insignificant and almost borders on a waste of time and effort.	The Broadclyst Reg 14 Neighbourhood Plan provides 45 of policies across 6 Chapters, making it the largest Neighbourhood Plan in East Devon. It is an aspirational plan which delivers up to date government legislation. The government is in support of both housing and economic development. In the Broadclyst NP 11 sites are allocated for the provision of houses, economic spaces and community facilities. These sites are in Policies CF1/ CF2 EC1, EC2 EC3 EC4 EM1 EM2 H1, H2,H3 H4. Development in the Parish once the Neighbourhood Plan is made, will allow the Parish Council to 25% of Community Infrastructure Levy. This 10% increase is only available to those Parishes with a NP. The 17 projects written in the Reg 14 Draft can apply from a wide range of government and other funding sources because they are evidenced and verified in a Neighbourhood Plan. This shows that the Plan has not missed out on the funding opportunities available. In relation to other made plans in East Devon the Broadclyst NP has bought forward more sites for development than any other Plan. It has been recognised by Statutory authorities including East Devon District Council as an ambitious plan that is pro development.

	Also the use of a Referendum (anyone under 50% cannot progress) to select the sites has fallen foul of the rules and regulations and leaves the council open to challenge in the next steps of this plan which if it is found that the council has acted illegally in this matter will mean the whole plan could be in jeopardy.	There has not been a referendum for the Broadclyst NP, this is the last stage of the Neighbourhood Plan process and is run by EDDC electoral services. The process behind the selection of Sites is presented in Appendices, 13,17,18,19, and 21. These document shows the various stages that sites went through and the criteria utilised is clearly explained. However, some Appendices will be amended in light of Statutory Guidance and will be strengthened to provide the reader with more information. The selection of sites involved other third party agencies in the decision making process and this documentation is found in the Plan's Appendices.
39		Thank you for taking part in the Reg 14 consultation process by completing a feedback form. We noted that no extra comments were submitted.
40	**Policy 3:** I support investing in green spaces Comments: I welcome the development of cycle paths around the village and the integration of these into a wider plan but as a resident of Sandy Lane I am concerned that the lane is not suitable for cyclist and pedestrians alongside the local vehicle traffic in its current state. I am also nervous that it will service as a thoroughfare from Cranbrook to Broadclyst rendering this quiet lane quite busy and compromising our privacy. **Comments**: Station Road needs to be upgraded to accommodate	Thank you for support of green spaces. Thank you for support of development on Cycle paths. Thank you for comments on Sandy Lane. Most if not all of these route are provisional and there is recognition that development of these route in collaboration with CVRP will require funding to ensure that routes are upgraded for cycle and pedestrian use. Development of such routes will have an impact on present levels of use and privacy. Design and routing (as has been experienced with the Exe Estuary trail) can be designed to be sympathetic to privacy. Thank you for the support of the need to upgrade Station Road for a multiple users. T 1 and 2 should enable improvement in this area .

	cyclists, horses, and pedestrians alongside vehicles. The bridge over the railway needs upgrading as this is a bottleneck and dangerous as a pedestrian or cyclist With regard to the development of an all-weather pitch, I am in favour of the development of the Clyst Vale site as opposed to the site along Station road. It seems such a shame to disrupt the natural beauty and more importantly, Clyst Vale students would have such better access is if was cited on the Clyst Vale site. Thank you	Noted that In support of CF1 not CF2
41	**Comments**: The site proposed at Beare farm is my place of business and being self-employed would mean that if you decide to build on the site I am therefore out of work and unable to provide for my family. The land is currently rented by Arthur salter and the ground and buildings have been owned by the same family for over 100 years.	The Beare Farm site has been put forward by the owner of the land and has been supported by the community of Broadclyst as an ideal location where several businesses could flourish. Although the Neighbourhood Plan has allocated this site it is the landowner that will determine when , if, and how this site is developed.
42		Thank you for taking part in the Reg 14 consultation process by completing a feedback form. We noted that no extra comments were submitted.
43	**Comments**: Basically, before they build all these new houses, they must improve the roads in those areas FIRST and ensure the drains etc can cope with the predicted increase in volume.	Access to and from all housing and economic sites allocated in the NP has been considered, but the small lane infrastructure that exists throughout the Parish will always have some level of capacity issues. In each policy, access is included as part of the site specific requirements. Active travel rather than car travel is a strong theme throughout the NP. Safety and access will be controlled and determined at planning application stage by DCC highways and by EDDC who will accept or place constraints on access.

	The Station Road rail bridge needs urgent attention and a provision of a footway safe from the lorries etc	The limitations of the NP railway bridge is recognised in the NP and Policy T2 is dedicated to this issue and the development of a footbridge. Thank you for your support of this policy.
44	EM1 - Far too many houses .	BELOW are Site Allocation comments These went to the Site Allocation meeting. EM1 site size in comparison to Westclyst 30 per hectare and Cranbrook which is 42 houses per hectare. The density of houses is much lower on this site. This policy has been altered so that conversion of buildings and provision of new are combined. **Figure 30 shows the area of Silverton Mill to be regenerated to provide a mixed use development for the Killerton Estate to include the following:** • **Up to a Maximum of 25 dwellings;** • **A car park for access to Ellerhayes Bridge;** • **Centre for water activities and recreation uses;** • **Class E Café and/ or retail;** • **Visitor Centre and ancillary facilities;** • **Car Parking;** • **A total of 2000m^2 of employment space for Class E use.**
	EM2 - Traffic worries.	EM2 Elbury Farm access concerns : To consider EM2 and strengthening the access section of this policy and providing a much clearer picture. Access was a common response to this site and the policy is strengthened in this aspect: **11. Sufficient and safe parking provision with sustainable transport modes prioritised by installation of bicycle parking and/ or electric bike hire provision.**

	H2 -Traffic worries (railway bridge) narrowness of roads, no pavement.	**12. New access onto and off the site from Crannaford Lane to be provided by a shared use drive to accommodate all users.** **13. Provision of an impact assessment on how the development will impact on the railway infrastructure and in particular the railway crossing and barriers.** 14. Elbury Lane, between the Elbury Farm site and Heath crossroads to be designated as a quiet lane as proposed in the Clyst Valley Regional Park masterplan[4] supported by infrastructure provision through CIL (Policy Project 4). 15. The amount of traffic generated by proposals can be accommodated on the local highway network without detriment to rail and road safety including quiet lanes as proposed in the Clyst Valley Regional Park masterplan. H2 the whole access and infrastructure in this area is changing and these plans area available and in the public domain. Access to A30 will be through Blue Hayes. North south road is an issue which NP is not able to finance and address in full but T1 and 2 has highlighted this issue. Clystland traffic will utilise the Blue Hayes road network and if children go to the new school here, this site of 24 houses will not significantly result in excessive movements over the railway. This site was supported by the community and statutory authorities.
	H3 - Corner by school, no pavement, bad parking.	This site is not on the corner by the school. There is a good wide pavement across the road from this site. Parking will be on site and there is no history of road side parking reported in this area. H3 The Policy has two specific site requirements in place concerning

[4] https://clystvalleypark.org.uk/

		access and DCC transport planners were in support of access of this site. A community Project will utilise CIL money from the development to put into place a Traffic speed restriction Order. 15. **Provision of a safe vehicular access from Whimple road.** 16. **Provision of a separate access for pedestrians to be located away from the site's vehicular access and the existing junction of Whimple Road and Woodland Road.** 17. **As hedgerow removal will be required to facilitate pedestrian access, loss of existing boundary vegetation is to be replaced as part of a landscaping / planting scheme.** 18. **Land for the provision of a public footpath to the allotments is to be safeguarded for future access.** A NP does not have any jurisdiction in relation to new roads. The NP is glad that you are in support of Policies T1 and 2.
45	**Comments**: **Policy 1 (Community facility / services)** I think it's important to provide adequate and up to date facilities for an ever increasing population, it should provide services for the young and old alike. **Policy 2 (Employment and Economy):** It is necessary to provide employment for residents and to ensure this employment is relevant to the local population, however the accompanying increase in traffic on already congested roads should be adequately catered for without ruining the character and rurality of the village **Policy 3: Design** The design and climate change proposals are very good but a process would need to be in place to ensure that developers stuck to the regulations and were not allowed to override them	Thank you for support of the development of more community facilities, to help provide for the increasing population and its activity needs. Support for economic expansion but an increase in traffic is a concern. One of the major reasons in providing local employment sites is to reduce number and length of journeys. Thank you for recognising this area and that we are setting ambitious targets.

		The Parish Council and East Devon District Council have to use the NP as it is a statutory document for all planning applications coming forward in the Parish (when the NP is voted in and adopted). The NP is a new layer of planning legislation which enforces a change in the old planning process.
	Policy 4: Housing I support the outline proposals for small scale housing development and the fact that this should be for locals and not for second homes. Affordability is crucial to maintaining the community feel of the village and to keep youngsters within the vicinity of their families. It is important that these proposals remain intact and are not allowed to change	Thank you for your support for small scale sites, and housing for locals. The NP provides a template for affordable houses remaining in perpetuity so that this type of housing remains intact. Thank you for your support of this concept
	Policy 5: Infrastructure/Access): I am concerned that the increase in traffic will be detrimental to the local environment. Traffic is already an issue particularly during term time when it is positively chaotic along the main road and around Clyst Vale college. Any large increase in traffic will only increase the chaos	Increase in traffic is acknowledged. The Plan has tried to be proactive in relation to traffic issues by providing more for the community in relation to local facilities, local jobs and active travel infrastructures.
	Policy 6: Natural Env: I wholeheartedly agree with the proposals for the natural environment policy as we need to protect the countryside and its inhabitants	Support for Natural environment section has been acknowledged.
46	**Policy 1 (Community Facilities/Services):** Must concentrate on what the community needs and wants.	Everything in a Neighbourhood Plan Policy and projects are from the voice of the community. Every policy and project is justified and how it matches the community's needs or wishes is presented. Community facilities CF 1- 4 are policies which are based on what the community has said they need / want.

	Policy 2 (Employment and Economy): Must keep Broadclyst as a village not a trading estate	There is only one employment site allocated in the NP which is close to the village. This is Policy EC3, and this site will not make Broadclyst village a trading site.
	Policy 3(Design/climate): Good ideas re buildings but flooding is going to be a major factor especially with the proximity of Cranbrook	Flooding is recognised as a problem in Broadclyst Parish, and road flooding is particular evident. In the NP flooding has been addressed in the NP in a variety of ways as seen in policies: D1,DC3,NE3, NE4 and NE5.
	Policy 4 (Housing): Must be housing for local first time buyers. No second homes. Must be quality builds, not like Cranbrook.	50 % of the houses provided in the NP are affordable housing for Local people and half of these houses are for social rental houses for locals. Policy H5 explains the housing options for local first time buyers. The NP is requiring 25% of the affordable housing to remain as affordable house In perpetuity (forever), which is not a clause that is commonly utilised in East Devon.
	Policy 5: (Infrastructure/Access): traffic volume increasing especially rat runs used by Cranbrook e.g. Elbury Lane. How is Elbury Lane to be a quiet Lane with Elbury Farm development	Elbury Lane is part of the CVRP and a Community Project has been added to the NP: Community Infrastructure Levy from Site EM2 to go towards the funding of infrastructures to reduce access of Elbury Lane to use by only pedestrians and cyclists in close proximity to Site EM2 . This will have the desired effect of making Elbury Lane being a quiet lane. as Rydon Lane is near IKEA. is to provide designated as a quiet lane. This has been done along Rydon Lane near Ikea.
	Policy 6: (Natural Env) Must keep Broadclyst as a village i.e. rural - green fields etc. **Comments:** No further comments	Issues on the Natural Environment are felt very strongly by locals and we have Policies NE 1- 7,D1, DH1 DH2 which are to protect the rural landscape of the Parish
47	**Comments:** In respect to housing in the South West, Tiny House	In support of Community Led schemes and small housing schemes e.g. Policy H1 2 3 4 EM 1 -2 are all sites in the NP that are bringing forward

	developments are beginning to emerge among the solutions to affordability and environmental sustainability. I love living in mid-Devon and would like to stay however I believe it is important that the community is able to offer housing that is able to offer people homes for the full cycle of their lives. I am interested in community led housing schemes and would be interested in discussing this further should suitable land become available.	under 25 houses on a site. Houses to be designed for the full life cycle. We do not have this in our plan but is it is already in Strategy 36 within the East Devon Local plan where they are advocating delivery of houses that are accessible and adaptable dwellings. The new EDDC Issues and Options Document has raised the profile of a need for full life cycle designed houses. As it is already in the Local plan a Neighbourhood Plan is not able to repeat such legislation.
48	**Comments:** There needs to be a footpath/cycle way from West Clyst school to Pinhoe, the walk up Pinn Hill is presently very unpleasant. There is a great need for more tree and bush planting, for instance the grass bank above the West Clyst school. The council should start an initiative to encourage residents to embrace wildlife gardening. There is an obvious lack of planting wildflowers for pollinators in the whole area.	This information will to go to Paris Council Travel Plan group Consider the Grass bank area to go to the PC so this can be discussed with developers or if it is a potential community planting project. This area could be covered under Community Project 16 and or 17 in the NP. Wildflower planting has been added to Community Project 14
49 to 53	These were comments from the Broadclyst allotment holders: 49. I am the Chairman of Broadclyst Allotment Association and I am writing to express my concern regarding the possible future development of the 'Heathfield' site as detailed in the Neighbourhood development plan (policy H3). Whilst I have no objection to the development of this site with regards to housing, I am concerned about a suggestion that a condition of the planning permission should be that the developer has to create a footpath through the site into the allotment field. I understand that the path would create access to the allotment field,	The Heathfield Site will go forward into the next phase of the Neighbourhood Plan. The wording of the policy will include a bullet point on public access as shown below: **Land for the provision of a public footpath to the allotments is to be safeguarded for future access.** This will mean that the site after NP Examination can be developed but that the footpath to the allotments will not be delivered, but land will

	dog walking field and the BMX cycle track. Members of Broadclyst Allotment Association enjoy and work hard to maintain a peaceful secluded environment with easy access to individual plots for all. Any access path through the Heathfield site will need to enter the allotment field at the top corner which would mean removing part of a well-established hedgerow and risk possible damage to nearby ancient oak trees. My concerns are listed below: All these areas are already easily accessible via the pathway off Elbury lane, just around the corner. Therefore, an additional path is not needed. Any path through the allotment field would need to be fenced off. Many members are elderly and travel from outside of the immediate area, close parking near plots is essential. This may become an issue if the top track is narrowed when a pathway is created. Since the BMX track has been re-opened this year, we have had instances of trespassing onto plots and vandalism. Whilst I have no objection to responsible users of the BMX track, I would like to maintain some level of security for my members. Many plot holders have dogs which they bring to the site and keep under control. Any open access through the Allotment site to the dog walking field would risk disturbing livestock on several plots at the top of the site. This path is unnecessary as access has been enjoyed for many years through the existing public footpath off Elbury lane. This path could be improved for cyclists. The residents of Sanders Close, who's gardens back onto the allotment field would have their privacy affected by a public footpath close to their boundaries. The Heathfield site boundary only adjoins the allotment site at the top corner, this is the only point of access into the allotment site. This area is where we have our annual social events such as BBQ's and we also have our association hut located here along with a number of plants. As tenants of the site we would no longer have full enjoyment of the area. I will communicate my concerns to my members and urge them to express any concerns	be safeguarded to ensure that if public opinion changes a path to the allotments can be provided in the future.

	they may have or support as the case maybe. I am aware that this path is currently not on the Neighbourhood development plan but would like myself and our members to be consulted if this 'suggestion' is likely to develop further. 50.To whom it my concern I would like to raise my concerns over the proposed pathway thought the allotment site. This area is already accessible via the pathway off Elbury Lane, which is just around the corner. I understand the pathway would run at the top of the site which is near to my allotment. It would make excessing my allotment by car very difficult especially when bringing bulky items onto my plot. Since the BMX bike site has been reopened, we have found the general public coming through the private allotment area which does compromise the security of all our allotments. We also feel this would affect the peaceful secluded environment of the plots and totally not necessary and the removal of established hedgerow and risk possible damage to nearby ancient oak trees. 51. I am an allotment holder at the broadclyst allotment site and have seen the plan for the above development. Although I have not had the plot for long I have some concerns about the proposed foot path running through the allotments. This foot path would run very close to existing homes already in the area. There are trees that would need to be unnecessarily cut down and wildlife in the existing grass bank would be lost. There is also a nature park on the allotments that would be disturbed by dogs roaming free. The foot path would allow people to walk their dogs probably off leads on the allotment site and possibly worrying chickens that some plot holders have on the site and also fouling the pathways where children walk and play. If the foot path was to run towards the woodland road end then there would be better access to pavements and lighting already in place. Safer access to the village amenities already there and the bus stops in	

	the area. This would also mean people not having to walk an unlit path towards the sports hall then on to a road that has no paths or street lighting. Unless the idea is to put lights through the allotments and disturb the chickens on the plots. I am a responsible dog owner so have nothing against dogs and don't have chickens. My main concern is for safety of the people using the pathways and the damage to the wildlife and trees in the proposed area. 52.I am a founding member of Broadclyst Allotment Association and I am writing to express my concern regarding the possible future development of the 'Heathfield' site as detailed in the Neighbourhood development plan (policy H3). Whilst I have no objection to the development of this site with regards to housing, I am having trouble understanding the suggestion that a condition of the planning permission should be that the developer has to create a footpath through the site into the allotment field. The hedge row is a natural barrier between adjacent field and the allotments. This must be maintained as part of the lease so uninterrupted access will be required. The current secluded nature of this also creates an ideal remote habitat for wildlife and insects which would be disturbed with additional foot fall. Correct maintenance of this boundary also assists with weather damage to equipment stored on the allotment site. The membership also must be covered with public liability insurance whose premiums are determined by the fact there is no public access to site. If access was granted through the site for health and safety purposes a maintained foot path will be required. The maintenance of such path cannot fall to the Allotment association. This path will have to be separated from the allotments to protect the public from any dangerous allotment activities. My last concern would be to the security of the allotment site. In the years the plot has been in place there have been instances of thefts	

	both to equipment and produce. Acts of vandalism and antisocial behaviour aimed at members. All these are currently tolerated due to difficult access and remote location are rare. If a thoroughfare was created through the allotment's knowledge and access to the site would without doubt increase the frequency of these instances. The proposed access to the BMX and Dog walking field is already available and currently used by any and all current village residents. There are no obvious reason why new residents cannot utilise the current access. Possibly the site developers could improve current access.	
53	You have all put an enormous amount of work into this and we must congratulate you for this. A lot of the plan is clearly aspirational, but it is good to have ambition. **Policy 1 (Community Facilities/Services):** **Policy 2 (Employment and Economy):** Well done - all looks appropriate **Policy 3(Design/climate):** Good idea to have several small developments rather than big ones, and self-build definitely an important part of the mix, great to include this. **Policy 4 (Housing):** **Policy 5: (Infrastructure/Access):** **Policy 6: (Natural Env)**: very ambitious, needs to be consistent with Clyst Valley regional park proposals.	Thank you for positive comments on the NP Glad that the economy chapter and policies were well received by you. Small scale development were well received, and it is good to have your support for all the housing sites put forward in the NP. Thank you for supporting Policy H7 Self build. Agreed that the NE is ambitious and the Plan will be made to more consistent with the CVRP. The CVRP was released after the NP was written. This aspect of work will be enhanced and strengthened.

	Comments: We have some concerns about the suggested cycle routes through Hellings Parks and Wishford farm - this area is identified in the Regional Park plan as a sensitive area of high bio-diversity, so any routes through need to be well fenced to protect the natural environment. Thank you to the Parish council for all your hard work on this project.	A good suggestion that cycle paths need to be fenced in areas of rich biodiversity. Exe Estuary is proof that the two can live in harmony. Acknowledge : that this will require a higher level of funding. Thank you for your recognition of the work involved in the NP.
54		Thank you for taking part in the Reg 14 consultation process by completing a feedback form. We noted that no extra comments were submitted.
55	**Comments:** To those that worked hard on producing this piece of work. Congratulations. It has taken a great deal of time and money. I hope very much that most of it can be put into action without too much adverse impact on the village or climate. I am concerned about -: 1. Light pollution in all cases. 2. Access, particularly to the possible 1. Sports Hub facility	**OVERVIEW STEERING GROUP COMMENTS** Thank you for your kind words in relation to the production and process of producing a NP. Light pollution is specifically addressed in Access issues noted for several sites. Sport Hub facility off B3181 not deemed a problem by DCC transportation planners who responded to this policy by saying " *may need rearrangement to B3181 in terms of right turn provision (achieved by lining rather than widening) and advance signage of the playing fields to ensure drivers are not confusing a right turn signal with the right turn island shortly after.Proposals should also include provision for pedestrians to cross into the site (as likely to have locals, including youngerusers, coming by foot) - possibly requiring a refuge island onthe B3181.* This will need careful designing when at the planning application stage. It was noted that respondent was supportive of such a development going in this position.

	2. and the possible house building at Clystlands, off Station Road with the very narrow road and bridge on two sharp bends over the Waterloo railway line, which is a nightmare as it is and the volume of traffic at the Clyst Vale School.	**Clystlands:** North south road is an issue which NP is not able to finance and address in full but T1 and 2 has highlighted this issue. Clystland traffic will utilise the Blue Hayes road network and if children go to the new school here this site of 24 houses will not significantly result in excessive movements over the railway.
	Also, vehicular access to the possible Crannaford Garden Centre and Children's Play Park and Day Centre increasing traffic on the badly designed road from Cranbrook over the level crossing.	**Crannaford** Crossing: Network Rail (NR) has established that Cranbrook development will effect access and that NR are aware of the need to monitor and invest in the railway crossing
	Access to Winter Gardens is on a bend and dangerous.	**Wintergardens**: consultation responses have raised issues about access which is an existing access. Design of this site and access will be critical at the planning application stage.
	How do you enforce part of Elbury Lane to be "quiet"? A barrier the farm end?	**Elbury Farm** quiet lane is proposed in the CVRP. DECISION agreed to include NEW Community Project 7 in the E & E chapter. Community Infrastructure money from EM2 to go towards the provision of infrastructure to enable Elbury Lane to be a quiet lane.
	3. I hope quality of new buildings besides design is taken into consideration whether it is affordable or not (whatever affordable is!)	Quality of build and design is a strong and ambitious part of the NP with 10 policies focused on this area.
	I was wondering as you were in contact with the Killerton National Trust whether you could approach them to make use of the barn which is an eye saw beside Heath Gardens or/and apply for planning in the ground behind it. It is within the bounds of the village and I	Note there is support for infill houses in the village of Broadclyst DH1 and 2 support this type of development. National Trust have been closely involved in the progress and process of the NP. The pieces of land mentioned have not been offered for the

	believe it is alienable and they seem to have agreed to build on ground at Jarvishayes. I don't know if the plot which was used for allotments up School Lane is being used which could accommodate a couple of houses I personally think that infilling villages with housing is preferable to huge housing estates or indeed towns on our precious farmland. **THEY ARE NOT MAKING LAND ANYMORE.**	NP. Note that the NP is not in support of large estates but that within the Plan there are sites for development that can be regarded as greenfield sites. Sites H4 and EM2 the land is worked as part of an agricultural business the remaining sites are of little agricultural value or are presently lying fallow. There is recognition that such land is still greenfield and is of biodiversity value but to counteract this Policy NE 5 requires developers to provide a net biodiversity gain
56	No comments	Thank you for taking part in the Reg 14 consultation process by completing a feedback form. We noted that no extra comments were submitted.
57	**Policy 1:** Fully support the community facilities and services chapter particularly a new community sports hub. Fully support provision for new sports facilities, however these should benefit the whole community and ideally be of use to individuals and teams / groups. In conjunction with the wider area, a new swimming pool, leisure centre in this area is a must and would underpin healthy lifestyles. **Policy 4:** Generally support the location of most of the new housing sites. New homes within the Parish on suitably sized small / medium developments will help provide homes including much needed affordable homes and also support and help sustain local facilities. I am not sure whether Silverton Mill site is a sustainable location for new homes - residents are likely to have to be very car dependent. This needs consideration although overall supportive of the Silverton Mill development. **Policy 5:** Fully support and encourage the Infrastructure and Access	In support of the CF chapter and its policies. Would like the Sports Hub to benefit the whole community and ideally be of use to individuals and teams / groups. This will be forwarded to the PC who will be involved in the Development and management of this facility. In support of swimming pool & Sports Hub to enable healthy lifestyles to be adopted by locals In support of Economic and Housing development across the Parish as set out in the Economy and Housing chapters. EM1 : concerns about Silverton Mill being a sustainable location for houses as residents will be car dependent. **DECISION agreed** : Cycle rack provided by bus stop as a Community Project.

	policies; in particular those that improve pedestrian and cycle connectivity across the Parish. IN particular, links that make Broadclyst Station more accessible are important. Fully support all of the projects but in particular those that improve pedestrian and cycle links across the Parish, in particular for Broadclyst Station, which has seen traffic increase in recent years and yet has no footpath connectivity to the rest of the parish and the parish and community facilities. It will have health, economic and environmental benefits for all of the Parish. **Comments:** No further comments	In full support for the Infrastructure and Access Chapter and its policies which are see as having health, economic and environmental benefits for all of the Parish.
58	**Policy 1:** I would also like to see some form of covered netball courts. This sport is the biggest attended womans sport in the uk **Comments:** Before the plan is finalised could we please research in the current sports that would benefit more. I would also like to see that local groups would get priority with booking	Acknowledge and thank. Community facility request for covered netball courts, which are outside the remit of an all-weather pitch but it will provide multiple floodlit courts. Good to raise the issue of local groups getting priority booking. This will be passed onto the PC who will be involved in the development of the facility.
59	**Comments:** In principle I support policies T1 and T2 on page 29 however there should be more details about the proposal, presumably you are aware of the proposals made in the draft masterplan for the Clyst Valley regional park and are in discussion about them	The OSG acknowledge and thank you for being actively involved in the NP consultation. Noted support of Policies T1 and T2. Sadly, the Reg 14 NP was written before the CVRP document was released for public consultation. We are going to meet with EDDC Officers to do some work so that our policies are very well matched. We will therefore build, strengthen and amend this area in the Reg 16 Draft. The OSG have decided to add several Community Projects which involve joint projects/ work with the CVRP.

60	8 page document in objection to H4	Thank you for your extensive response to Policy H4 Jarvishayes site for housing. **H4 Jarvishayes site has been deleted from the Broadclyst Neighbourhood Plan**
61	8 page document in objection to H4	Thank you for your extensive response to Policy H4 Jarvishayes site for housing. **H4 Jarvishayes site has been deleted from the Broadclyst Neighbourhood Plan**
62	**Policy 1:** I think creating sports facilities is positive for the community. While I personally would like a pool, it seems like a large project for a small parish - there should be consideration of whether it is really needed and whether the cost can be justified. Policy 2: I think the focus on small industries to create employment is good. I would like to see new sites have the obligation to be greened, e.g. tree planting to conceal buildings, landscape management, etc. Policy 3: It is good to see a focus on this area. Policy 4: I understand that the parish runs the risk of having no choice about housing developments, but I do not welcome new housing. Where it is unavoidable, it must blend in with existing	In support of the policies within the CF chapter. The inclusion of support for a swimming pool in CF3 is based on level of support from the community. While the NP might identify support for a pool, it is beyond its remit to assess whether that would be a 'go-er' or not and equally offers no promise that such an amenity will ever be delivered by a potential future provider. In support of Policies and sites with the Economy Chapter. The Design Chapter have policies which will determine how the sites come forward, and NE5 policy requires every site to deliver a 10% net biodiversity gain so this will go some way to ensuring how a site is landscaped. In support of a focus on Design and Climate change policies. The NP is providing a very different housing model which is supported by the Community. The model of housing locals would like are, houses in small scale developments (Max 25 per site) adjacent/ close to existing settlements, with the certainty that 25% of the houses will remain forever for locals in need of social rented houses.

	housing and the landscape. Developments with mixed styles, as we have seen elsewhere, are unacceptable. Policy 5 no comments Policy 6: I hope all commitments to the environment will be more than just lip service, but will be followed through on and enforced. Wildlife corridors are essential, but they have a habit of shrinking over time. **Comments**: No further comments	These sites are to be developed out under the specific requirement set out in the Broadclyst Neighbourhood Plan which is different to those governing development in Exeter Pinhoe and Cranbrook. In support of the NE chapter and its policies concerns about enforcement and delivery. Special mention re wildlife corridors. **DECISION** for a joint project with CVRP to map out existing WL corridors and the establishment of where new corridors are required.
63	**No comments made**	Thank you for taking part in the Reg 14 consultation process by completing a feedback form. We noted that no extra comments were submitted.

Our Parish
Our Plan
Our Choice

APPENDIX U1

Broadclyst Neighbourhood Plan

Feedback Report



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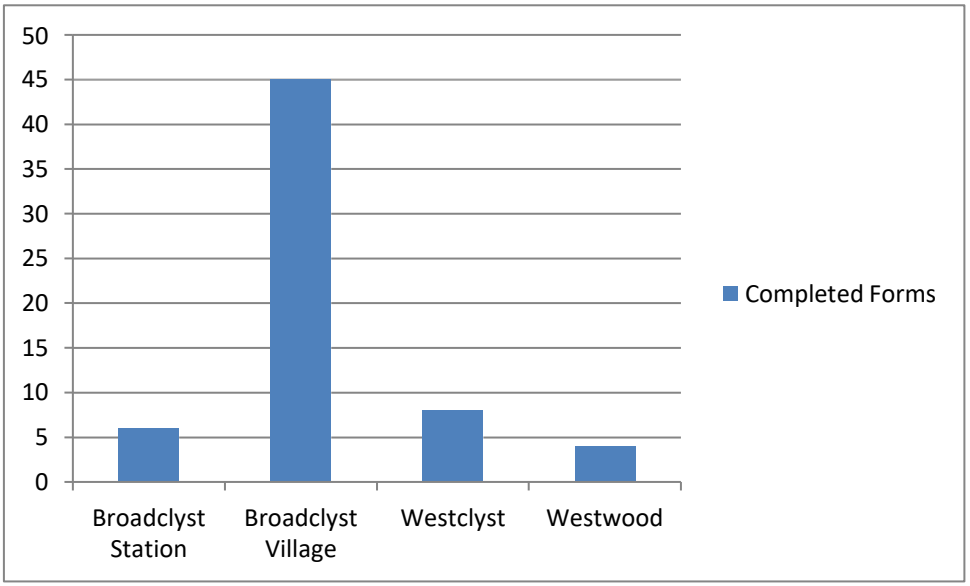
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Response Summary

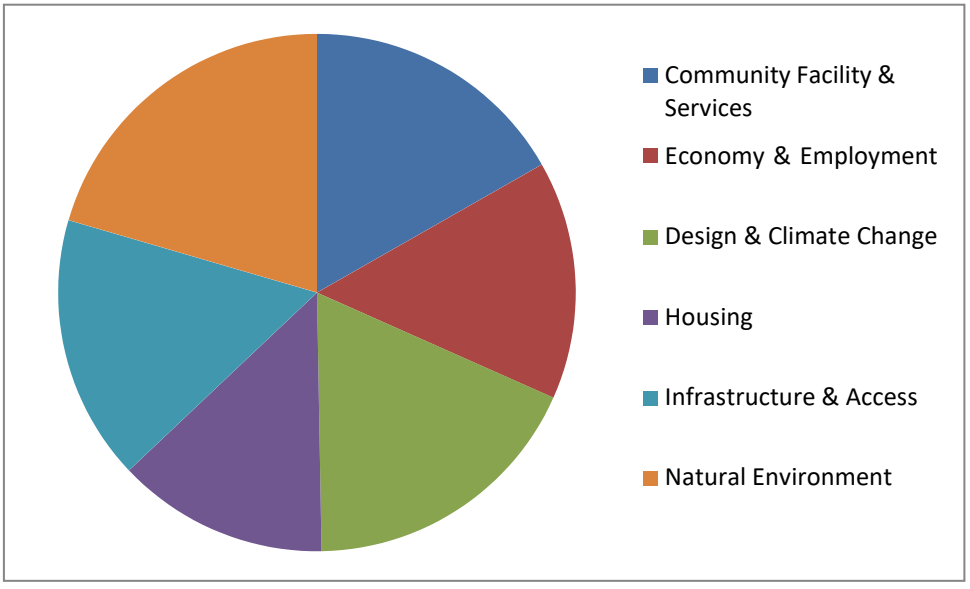
The Feedback Form was completed by 63 people, 10 of whom are Non-Residents in Broadclyst Village. Clearly, the majority of completed forms were from individuals in Broadclyst Village.



Only 1/3 of people who completed the Feedback Form read and followed this instruction: Please rank: the 3 areas you think will shape the future of the Parish in a way that is important to you. (1 being most important).
The remaining 2/3 of people graded 4-6 areas, so this data has been analysed on the assumption that the latter part of the instruction has been understood, with 1 being most important.

Number of people who commented: 25

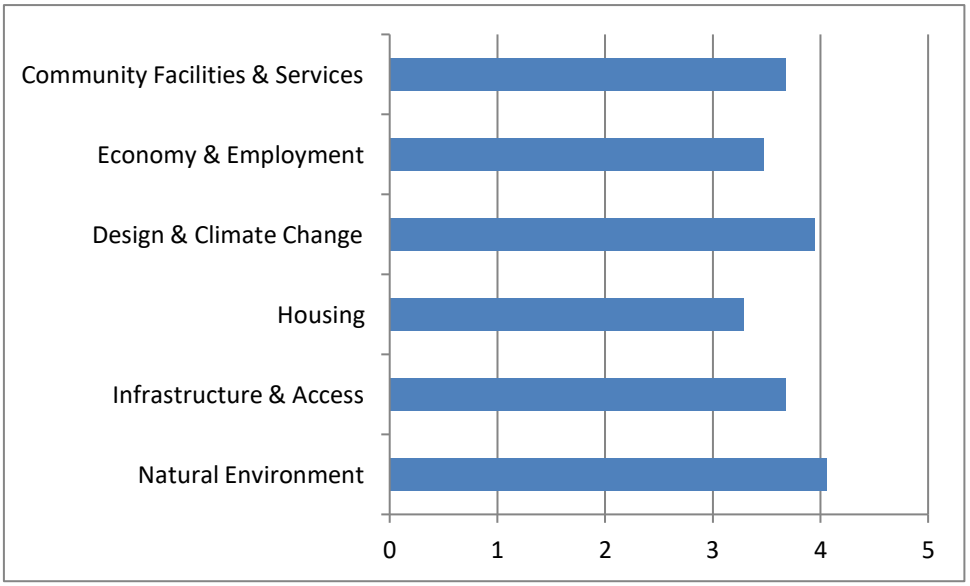
Top Level Importance Comments:



Natural Environment & *Design Climate Change* appear to be the areas that most people feel are important to them in the shaping of the future of the parish. *Housing* has proven to be of the least degree of importance overall, however, as you can see from the pie chart, the difference between all the areas in marginal. This demonstrates that all 6 areas are indeed significant and important to our community. When broken down to each area of the parish, the results are largely similar.

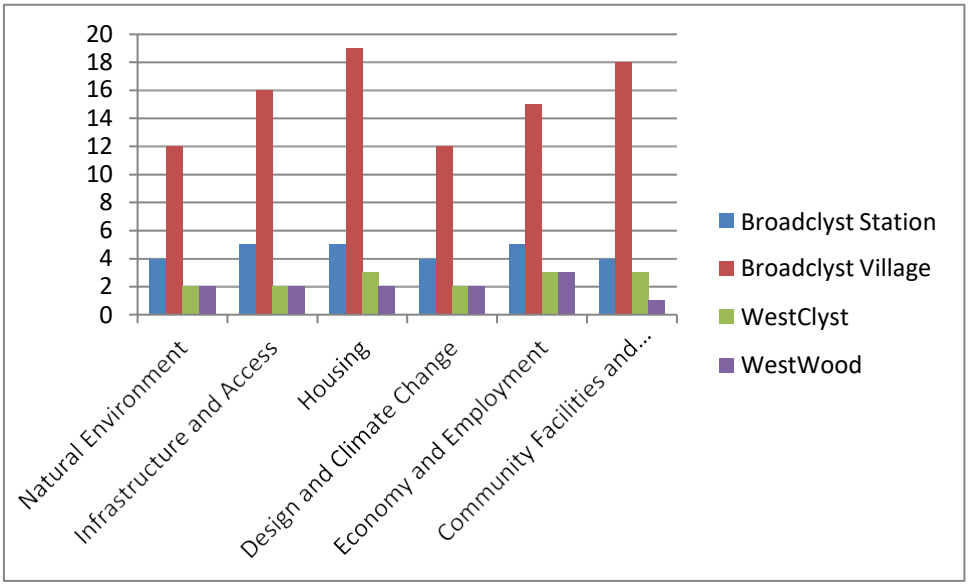
Policy Chapters

When using the slider to show how strongly each person supports the 6 policies (1 being least supportive and 5 being most) the average score for each area is as follows. This demonstrates that, in general, the members of the parish are in support of all 6 policy chapters.



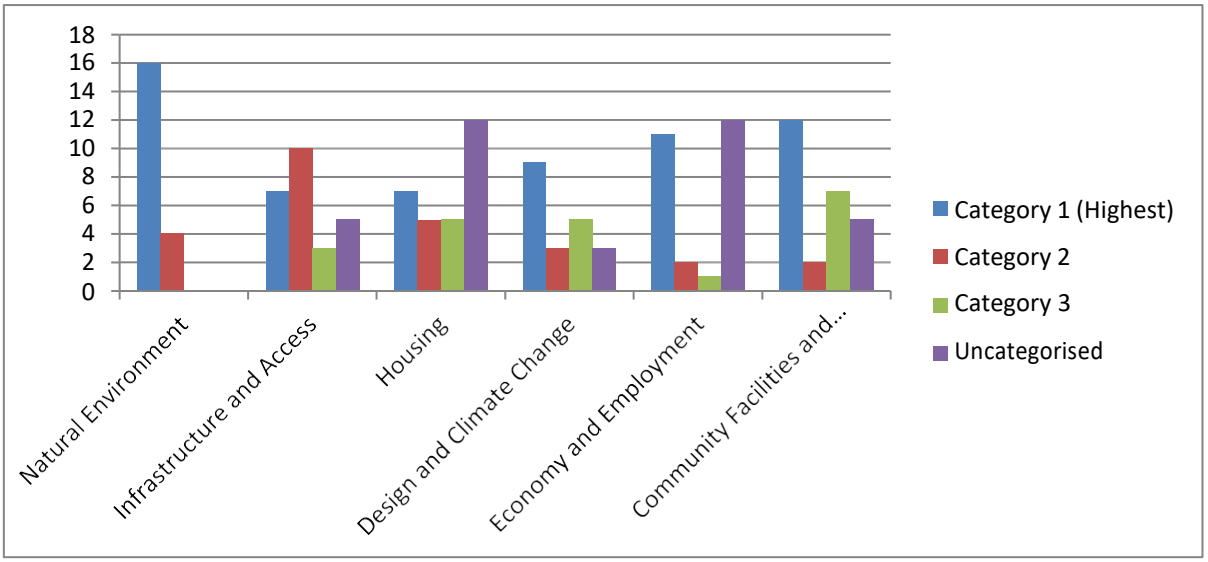
Location and priority of responses

The priorities differed by area. For example, community facilities was relatively unimportant for West Wood residents, but economy and employment mattered more for them than any other area.



Number of Responses

Interestingly, this shows that although people are the natural environment as the most important area, the overall feedback was greatest for the housing section, and least for the natural environment.



Category 1: Responses from people who rate this chapter as the most import to them
Category 2: Responses from people who rate this chapter the 2nd most important to them.
Category 3: Responses from people who rate this chapter as the 3rd most important.
Uncategorised: Responses from people who don't rated this chapter one of the three most important, but have still made comments.

Detailed feedback

The following sections shows all of the responses per chapter, broken down into categories.

Category 1: Responses from people who rate this chapter as the most import to them

Category 2: Responses from people who rate this chapter the 2nd most important to them

Category 3: Responses from people who rate this chapter as the third most important.

Uncategorised: Responses from people who don't rated this chapter one of the three most important, but have still made comments

We have also added general feedback about the Neighbourhood plan.

Natural Environment

Response Breakdown

Number of Responses	20
Number of Category 1 (Highest) responses	16
Number of Category 2 responses	4
Number of Category 3 responses	0
Number of uncategorised responses	0

Location of Responders

Broadclyst Station	4
Broadclyst Village	12
WestClyst	2
WestWood	2

Category 1 (Highest) Responses

Natural Environment comments were:

Agreed (with the policy)
All destroyed (i.e. there is no natural environment left)
I am very supportive of protecting all our green spaces as well as enhancing them, such as through tree planting. Tree and hedge saplings are very cheap, so we should definitely encourage lots of this type of planting. But also, large and more mature trees (landmark trees), which require space to grow and thrive and also provide immediate visual impact. E.g., a mature oak or beech of light standard size, may have missed it, but is there a note on protecting ancient and established hedgerows, e.g., the one at the top end of Town End. There are many more examples across the Parish.,
I hope all commitments to the environment will be more than just lip service, but will be followed through on and enforced. Wildlife corridors are essential, but they have a habit of shrinking over time.
I like the allocated areas for protection
I strongly support protecting the natural environment we have here, all the plans put forward are incredibly important. We have to protect the natural wildlife that flourish here.
I think that all the green spaces should be protected as a priority. This year we have spent more time at home and going for walks in our local area, we should be protecting these so we always have outside spaces to go. This is very good for people's mental health.
I wholeheartedly agree with the proposals for the natural environment policy as we need to protect the countryside and its inhabitants
It's fantastic to see the Parish is protecting important natural and historically natural sites. I would like the Parish to consider making the case to incorporate Blue Hayes into the list of protected natural environments and back into the Parish. This is necessary to prevent an urban sprawl corridor from Clyst Honiton all the way to the Daisymount roundabout. Blue Hayes was incorporated into Cranbrook Town however this should be rolled back so that it is part of Broadclyst Station.

maintaining our natural environment is hugely important to me. You don't go into a rural Kent village with similar population size to Broadclyst and see massive distribution depots, new housing, massive sport pitches; you see tranquil historic housing that retains the character and charm. Let's keep Broadclyst the same.
Retain natural environment. Follow NT's example of providing cycle lanes in fields and not by widening roads. Retain hedges and all trees and stone walls. Respect and retain fields where flooding occurs naturally i.e. all Broadclyst as seen in winter 2021. Retain existing rights of way
The following statement is made at the beginning of the chapter: Farmed landscape including arable and some pasture, in a mixture of small to medium scale fields, bordered by hedgerows and copses. Although this is partly true, even a cursory look at the landscape of Broadclyst will tell you that the parish is overwhelmingly a farmed landscape but that landscape is predominantly pasture. In fact, it's mainly monocultural rye grass pasture and grass grown for silage and haylage. Unfortunately, this means that it's extremely poor in terms of biodiversity in terms of the overall landscape. There are some excellent exceptions but the farmed landscape is very monocultural. Most of the farmland is owned by the National Trust and tenanted to a number of farmers. For understandable reasons, the NT haven't been able to include a Killerton Estate Document which would have hopefully set out their vision for the development of the estate. Since the Trust has such a huge impact on the parish I think this is a major omission. In fact, its absence means that the value of the whole Neighbourhood Plan is hugely devalued. Consideration should be given to reopening the opportunity for feedback once the NT are able to devote resources to producing their estate plan. In 2019 the Trust had plans to convert 4 pasture fields to the west of Burrowton Copse into a wood. This plan may have changed due to the Trust's financial position, but it is important to know if this (and any other initiatives they might have in the parish) are going to be instigated. It's a potentially key project which could involve the community in tree planting. There's also no mention of reinvigorating wildflower meadows in the parish. Since the 1930s, the UK has lost 97% of its wildflower meadows and Broadclyst is no exception. There are virtually no traditional wildflower meadows in the parish which can be enjoyed by the public. The Trust is running a fundraising campaign to extend wildflower meadows but it's not at all clear whether they have any plans to do so in Broadclyst. There's mention of the River Clyst but no suggestion about how the quality of the river can be improved. It's a highly polluted river due to the high level of agricultural run off throughout its course through the parish. It's a largely dead river with very little native wildlife and very few fish. Although I recognise that responsibility for the river lies with SWWA, it's disappointing that there are no community initiatives to help improve the river other than the proposals for flood relief. Since this has no positive impact on the quality of the river then it's a missed opportunity. There needs to be a plan included to improve the biodiversity of the Clyst.,
The Natural Environment policies are good, I support all of them.
This policy is of particular importance as it will protect the natural environment, wildlife and the landscape of the parish
We regularly walk in Ashclyst Forest and Whitedown, and really value our woodlands. We need to protect the woodland and hedgerows in our parish. Equally the local green spaces within Broadclyst village are so important for our health and wellbeing. The trees recently planted on Holly Close triangle and Oak Tree Close green are a great idea and really welcome.

Their Natural Environment Community Actions & Projects comments are:

(They are) All destroyed
This is my favourite part of the plan and something I feel we will have a real chance of achieving as a community
Protecting woodland is so important. We also need to protect our hedgerows, which are thriving with wildlife that needs to be protected.

I support the proposed policies.
Keeping our woodlands is very important to our local area and ensuring they are kept away from future development. This is also really important to designate our parks and green spaces as such. Rural pasture and farming land particularly those linked to historically significant areas should also be left as such and not be allowed to be built on.
The Parish should try to have Blue Hayes brought back within the Parish boundary and designated a natural environment area. If urban sprawl is unbroken from the M5 right up to Daisymount with no green corridors then wildlife will struggle to move through the area. Blue Hayes could be transformed with tree planting, ponds etc. and could retain its link with the Cranbrook Country Park to ensure wildlife in the area is safeguarded. The Blue Hayes area is also crucial for storing water. Building on the Blue Hayes sector will increase the flooding risks in the area.
I fully support the need to protect, maintain and increase our green spaces. It is vital to protect the green areas in the village and around, to stop overdevelopment and to enhance the beauty of the area and give continuing pleasure and wellbeing to residents, There has been tree-planting locally recently and this is wonderful for the village and many families have been involved which is great for building the community. It shows that residents really care and want to protect our lovely environment

Category 2 Responses

Their Natural Environment comments are:

I like the policy, a comment about hedgerows and green space maintenance - the Parish council could look to their own activities in relation to harsh trimming of hedgerows and cutting of some grassed areas - we should be looking to rewild and challenge societies perceptions of what good looks like in relation to the 'natural environment' and the green spaces that are to be protected in the plan. Maximise their value by educating the public by adopting maintenance regimes that enhance biodiversity and do not destroy it just so that it looks tidy!
I'm a big fan on environmental grounds of anything to do with retaining hedges and trees. In addition the sections on enhancing biodiversity seem to be very topical all of a sudden, and likely to be reflected in national legislation
These are all good proposals
We must maximise the NE assets we have in terms of restoration, preservation and enhancement - all win- win situations for human and non-human well-being.

Their Natural Environment Community Actions & Projects comments are:

I very much support NE1. We are so lucky to have so much forest available to us- it may be small compared to US forests but it's of tiny forest and we're should long agree it.,,
All community actions which increase engagement with nature are beneficial

Category 3 Responses

There were no category 3 comments on Natural Environment

Their Natural Environment Community Actions & Projects Comments are:

Must keep Broadclst as a village ie rural - green fields etc.

Uncategorised Responses

There were no uncategorised comments on Natural Environment

Their Natural Environment Community Actions & Projects Comments are:

The aims to regenerate the existing orchards by additional planting is supported as too is increasing accessibility so that the public can enjoy these spaces.
very ambitious, needs to be consistent with Clyst Valley regional park proposals.
There was lots of welcome talk at the last general election about huge increases in tree planting from all parties. Yet the best we have here is the, frankly pitiful, 3/2/1 formula. For example, widespread tree planting as part of rewilding, under farm diversification, could deliver a large local carbon offset, as could encouragement of many more trees within the hedgerows.

Infrastructure and Access

Response Breakdown

Number of Responses	25
Number of Category 1 (Highest) responses	7
Number of Category 2 responses	10
Number of Category 3 responses	3
Number of uncategorised responses	5

Location of Responders

Broadclyst Station	5
Broadclyst Village	16
WestClyst	2
WestWood	2

Category 1 (Highest) responses

Their Infrastructure & Access Comments are:

Fully support and encourage the Infrastructure and Access policies; in particular those that improve pedestrian and cycle connectivity across the Parish. ,IN particular, links that make Broadclyst Station more accessible are important.
I am very supportive of new footpaths and cycle paths. In particular, between Broadclyst and Westclyst, on into Exeter. I think this should be a priority given the number of people heading between the two communities on a daily basis and the current dangerous conditions along the B3181.
I feel it a pity that the policy says nothing about reconsidering reopening of the railway stations within the parish. I know that Network Rail has argued that the sight lines etc. are wrong for Broadclyst Station, but that was not a problem before it closed. It is never going to be a main line station now with Cranbrook, but if the Devon Metro comes about, could there still be scope for a small station, almost operating in the way some light rail networks have reopened with short trains and frequent stops. As things stand, going to Pinhoe station from Broadclyst village is easier than going to Cranbrook. Such a reopening would also serve western Cranbrook,Also, although it would not be relevant to almost all of the residents of Broadclyst, Here & Bradninch station was actually within the parish, and following the reopening of a station at Cullompton there could be greater demand for a Devon Metro type stopping service.
Station road should be invested in to make it safer for walkers, cyclists and horses. The bridge over the railway is a congestion point and does not serve the heavy vehicles from the old coop site.
This area of development is woeful in it missed opportunities and shows very little vision. This may be a predetermined course of action by the parish to try and aim for the minimum of everything in the hope that other areas take up the slack but in the fullness of time this will mean that the area is just left behind in every aspect and it is the people who will pay

Infrastructure & Access Community Actions & Projects Comments

Fully support all of the projects but in particular those that improve pedestrian and cycle links across the Parish, in particular for Broadclyst Station, which has seen traffic increase in recent years and yet has no footpath connectivity to the rest of the parish and the parish and community facilities. It will have health, economic and environmental benefits for all of the Parish.
I would strongly support conversion of existing footpaths to bridlepaths, but this must not be at the detriment of pedestrians. It would be very good to convert the Highfield-Jarvishayes-Sunnyfield footpath to a bridleway, as the shared cycle path on the B3181 past Highfield is too narrow.
traffic volume increasing especially rat runs used by Cranbrook e.g. Elbury Lane. How is Elbury Lane to be a quiet Lane with Elbury Farm development.
We don't get any infrastructure

Category 2 responses

Their Infrastructure & Access Comments are:

I am concerned that the increase in traffic will be detrimental to the local environment. Traffic is already an issue particularly during term time when it is positively chaotic along the main road and around Clyst Vale college. Any large increase in traffic will only increase the chaos
I support the Infrastructure and access policies in the Neighbourhood Plan.
I support the infrastructure and access policy, the required changes need to happen.
Infrastructure and access needs have been well analysed and it's very welcome to see the Parish bring forward good quality active travel plans. However I would like to see the Parish consider or factor in the need for crime risk assessments because cycle paths/routes may have undesired side effects if they back onto homes or businesses which are inaccessible by police cars. I feel the Parish could experience a significant rise in criminal activity by a minority of opportunistic criminals using bicycles to commit crime and escape very quickly. However risk assessment and careful planning could help to greatly reduce such risks from arising.
It was very short sighted for Cranbrook railway station to be built in such a way as to be inaccessible from the north. This must be remedied, so residents of Broadclyst can walk or cycle to Cranbrook station to take the train and those arriving by train can walk or cycle towards Ashclyst/ Killerton etc. So a bridge over the railway and a cycle path from Broadclyst station to Dog Village are both urgently needed.
Policy T1 â€“ New Pedestrian and Cycle Route ,,TW/HLM note the proposals in the NP to facilitate pedestrian and cycle access along Station Road between Broadclyst Station and Broadclyst. The policy, appropriately, is expressed in terms of support for the route. The policy promotes a shared path albeit the practicality and design of any such proposals remain to be determined â€“ having regard to the various complex issues involved including requirements for businesses requiring HGV access along Station Road (TNT depot & Heaver Brothers). ,,TW/HLM donâ€™t accept that Station Road will become a major north-south route for the town of Cranbrook. The access proposals are being designed with the Local Highway Authority to manage traffic effectively ,,Policy T2 â€“ Pedestrian and Cycle Bridge over Waterloo Railway Line ,,TW/HLM note the in principle support for another bridge over the railway as set out in the NP. ,,The proposals for Cranbrook (and its expansion) set out in the East Devon Local Plan and Cranbrook DPD include an effective movement strategy for the expanded town. ,,TW/HLM note the Broadclystâ€™s additional community aspiration for a pedestrian bridge to serve Broadclyst residents. ,,However, even in the supportive formulation of the policy, the policy should be included in the NP only if it is justified and deliverable and realistic. ,,In reality, it is unlikely that the number of potential users of the bridge would make a second bridge financially viable. In addition, the area of land where the bridge is proposed is in an area of flood risk, which would require any road and bridge infrastructure to be elevated above ground level, which would make this very expensive.,,Other significant challenges with the delivery of a bridge in this location is the number of stakeholders inevitably involved. ,
Retain rural nature of Briadclyst. More dacilities for village use welcomed but not at expense of more traffuc.
This all needs to be addressed as a priority
All looks really good

Infrastructure & Access Community Actions & Projects Comments

Allowing a limited amount of infrastructure as long as it is well considered is important. Community access to Cranbrook station is important. That should never have been allowed to go ahead without Broadclyst direct access. Having a cycle route is also important and sustainable again as long as it is well considered and safe.
Can the Parish look at making some routes active travel only or one way for traffic? Perhaps in the heart of some villages? A little bit like the ideas proposed for Magdalen Street recently in Exeter City.
I strongly support the development of a pedestrian bridge over the railway and having pedestrian paths from Broadclyst Station to Broadclyst village.,I am supportive of expanding a sustainable electric transport network across the,Parish, to include associated businesses, parking and recharging facilities,
I support the proposed policies.
A bridge would be good to provide better access.

Category 3 responses

Infrastructure & Access Comments

Many brilliant things in here but I think an omission is a safe pedestrian/cycle route between Westclyst and Clyst Vale - the current shared cycle path between Westclyst and Clyst Vale along the B3181 and into Dog Village is terrifying! Kids are our future. Setting the right standards early is important and making it easy is the only way. The route needs to be as direct as possible and off-road (perhaps through the back of Clyst Vale grounds and into Westclyst linking up with the proposed Langaton Lane cycle path via the road bridge at Westclyst Barnyard. This would link up Westclyst (and Pinhoe, even Exeter!) to the potential new sports facility at Clyst Vale, the allotments, the bmx track, Elbury, the community farm and be a great route into Westclyst for Broadclystians to get into Exeter and the new skate park at Westclyst. I would rank this as more important than the Broadclyst Station cycle path as it has more potential users due to a higher population of kids in particular likely to be going to Clyst Vale from Westclyst than Broadclyst Station and as explained, the greater potential to provide off road travel route into Exeter. Above proposal is also much more needed than the Killerton cycle path extension past Jarvishayes which would still be great but would still include linking up with the currently dangerous shared cycle path on the B3181 from where it joins this path and into Westclyst and beyond- too many crossing points and zig zagging to make this an option that would be well used and as mentioned, remains hazardous due to having to go along the B3181 with numerous (and ever increasing) road junctions.
Note that the completely unsuitable location of Heaver Bros, making an already bad situation terrible, makes Station Road a dangerous and unpredictable road. Verges and banks are being driven over regularly by HGVs, turning the road into a dusty, dirty, polluted area like any industrial area. Couriers chuck their rubbish out of their cabs before the get to their depots, and the death or serious injury of a pedestrian is inevitable as drivers struggle to pass articulated lorries in bad weather/visibility. This route cannot feature as a pedestrian or cycle route.
Vital to provide the opportunity for people to choose sustainable forms of transport

Infrastructure & Access Community Actions & Projects Comments

Many brilliant things in here but I think an omission is a safe pedestrian/cycle route between Westsclyst and Clyst Vale - the current shared cycle path between Westclyst and Clyst Vale along the B3181 and into Dog Village is terrifying! Kids are our future. Setting the right standards early is important and making it easy is the only way. The route needs to be as direct as possible and off-road (perhaps through the back of Clyst Vale grounds and into Westclyst linking up with the proposed Langaton Lane cycle path via the road bridge at Westclyst Barnyard. This would link up Westclyst (and Pinhoe, even Exeter!) to the potential new sports facility at Clyst Vale, the allotments, the bmx track, Elbury, the community farm and be a great route into Westclyst for Broadclystians to get into Exeter and the new skate park at Westclyst. I would rank this as more important than the Broadclyst Station cycle path as it has more potential users due to a higher population of kids in particular likely to be going to Clyst Vale from Westclyst than Broadclyst Station and as explained, the greater potential to provide off road travel route into Exeter.
Very important to provide additional security / safety measures for community to feel safe choosing sustainable modes of transport

Uncategorised responses

Infrastructure & Access Comments

A major concern among the local residents is the amount of traffic due to the schools drop off and pick up times bearing in mind there are over 1400 pupils attending school in this small village. To put in traffic calming would be a major expense and unfortunately 20 mph signs are not effective as we experience daily. Cycle routes and existing road improvements are a must.
I agree there is a desperate need to improve this
I very much approve of T2. It would enable Broadclyst residents to make efficient use of the Cranbrook station and other facilities.,,T3 on sustainable vehicle charging makes my heart sing

Infrastructure & Access Community Actions & Projects Comments

I agree
I know how glad the residents of Blackhorse will be admit the traffic calming aim of 10).
My big concern here is that all these projects will obviously require access and this involves the lanes around the village and parish that give the area their character and beauty.,The plans for more cycle lanes worry me as I cannot see how these can go ahead without the destruction of trees and ancient hedges.,The particular areas that could be ruined are Burrowton Road and Station Road but that is not exclusive. These could also become congested and safety compromised
The aims are all supported, if very ambitious, as said above.

Housing

Response Breakdown

Number of Responses	29
Number of Category 1 (Highest) responses	7
Number of Category 2 responses	5
Number of Category 3 responses	5
Number of uncategorised responses	12

Location of Responders

Broadclyst Station	19
Broadclyst Village	5
WestClyst	3
WestWood	2

Category 1 (Highest) responses

Housing Comments

I support the outline proposals for small scale housing development and the fact that this should be for locals and not for second homes. Affordability is crucial to maintaining the community feel of the village and to keep youngsters within the vicinity of their families. It is important that these proposals remain in tact and are not allowed to change
1000s of new houses pinhole/ cranbrook all around Exeter.,Massive proposals for east of cullumpton ,Huge solar farms all around,Proposed motorway service station at poltimore,What the hell is going on you have all confirmed to ruin our country side
Great to focus on affordability and a % in perpetuity
Should we reconsider additional housing in Broadclyst as our inner city will have many redundant buildings ready to be reconsidered for housing
This policy totally ignores the national need and urgency for numbers. There has been a minimum of effort placed into the provision of housing for local people and local development and it seems that everything has been done to keep this requirement to an absolute minimum which will have a massive detrimental effect to the development of the area in the future
We do need housing and the Housing Need projections are significantly out of date. We cannot say there is no need and then propose multiple sites to fulfil that need
We have enough housing in the area. A huge part of this estate is already taken by social rented. I'm not against truly local families having this however the whole of east devon is not local. There are issues caused by some of the social housing resident(not all) they do not care for their homes and many children cause antisocial behaviour.

Housing Community Actions & Projects Comments

See above
Really like move to 20 mph areas and low traffic neighbourhoods (ok - transport section I think)

The site H4 is completely unsuitable for housing and will spoil the village make up. It abuts areas of special interest and will ruin the view of the new building and the historic building in the lane. This cannot be supported
Please finish off uneven pathways at westclyst, the park at bloor homes, what is going on on front of the school.

Category 2 responses

Housing Comments

I'm glad the Parish has made good provision for affordable housing. I support the policies.
Policy H2,,Hallam Land Management and Taylor Wimpey (HLM/TW) have for many years promoted, and are now progressing, the western expansion of Cranbrook in close co-operation with East Devon District Council as planning authority, and Devon County Council as Local Highway Authority.,,The western expansion of Cranbrook is an allocated site in the adopted East Devon Local Plan 2016 and is, again, set out as an allocated site in the emerging Cranbrook DPD. The allocation is identical in each and proposes that the western expansion of Cranbrook extends up against Station Road, Broadclyst. The western expansion allocation extends eastwards from much of the length of Station Road including directly opposite the proposed site H2 that is included in the Broadclyst Neighbourhood Plan. ,,There is a live application for Bluehayes / Cranbrook Western Expansion area (19/0620/MOUT) which sets out the access proposals for the Western Expansion area. These include a direct connection from Station Road to London Road through the western expansion area â€“ in part to improve traffic conditions at the existing Station Road/London Road junction. The access proposals are consistent with East Devon District Councilâ€™s Cranbrook Masterplan published in February 2019 which suggests the same connection. The proposal is also supported by the County Council in its capacity as Local Highway Authority. ,,The specific details of that access are set out in the live application and the Neighbourhood Planning Group is invited to refer to WSP drawing No 51805-GA-008 â€œProposed Access Arrangementsâ€ on East Devonâ€™s Planning website. Critically access into the western expansion area will be taken from a point on Station Road between St Peters Church to the north and Shercroft Close to the south. The alignment and priority on this section of Station Road are to be amended as part of the proposals.,,HLM/TW have no objection in principle to the allocation of site H2 for the uses proposed in the Neighbourhood Plan â€“ this is subject to a satisfactory access being capable of being achieved that does not prejudice the collectively agreed access arrangements for the allocated Cranbrook Western Expansion site/Bluehayes.,,HLM/TW have considered Appendix 19 to the Neighbourhood Plan and in particular the selection process that the Neighbourhood Planning Body has undertaken. HLM/TW is mindful that access (other than accessibility to services) does not appear to have been included in that assessment. ,,In practical terms, the above circumstances mean that no new access should be formed onto Station Road to access site H2. It is also not possible to serve the proposed site from Shercroft Close. Instead access to the site should be obtained via the existing Cotterill Road to the north â€“ as appears to have been planned. To ensure that the proposal is robust and deliverable, and accords with other local development plan policy, Policy H2 should stipulate the access arrangements for the site by the addition of the following wording within the site specific requirements section of Policy H2: â€œno new vehicular access will be permitted onto Station Road to serve the site. Access should instead be secured via Cotterill Road. In any event access should be consistent with and not prejudice the necessary access arrangements for the Cranbrook Western Expansion areaâ€•. ,,HLM/TW welcome the proposed connection to Bluehayes expansion area via the pedestrian and cycle lane. ,

This is accurate & detailed however I feel the Parish should try to make representation that the boundary for Cranbrook was unfairly drawn right up to and adjacent to the settlement of Broadclyst Station which is in direct contravention of policy which states that coalescence of settlements should be avoided. I would like to see Broadclyst Parish make the case for the Cranbrook Town boundary to be redrawn, so that it does not include the Blue Hayes sector which should be kept as part of the Broadclyst Station settlement. This would allow Broadclyst Station room to grow. it's also important for wildlife to have large connected green spaces, Blue Hayes could be designated as a large green zone to help wildlife to flourish and retain the green space connection with the Cranbrook Country Park. Preserving and greening Blue Hayes will also aid resilience from flood risks. By surrendering the Blue Hayes area to Cranbrook the Parish has lost room to build affordable homes and has lost opportunity to safeguard an important zone that stores rainwaters. Blue Hayes could be greatly enhanced with more trees, large wildlife ponds and much more. If the area is built upon there is real risk in future of continuous urbanisation from Clyst Honiton all the way up to the Daisy mount roundabout. This will be very bad for wildlife in the area.

Housing Community Actions & Projects Comments

The Parish should try to make representation that the boundary for Cranbrook was unfairly drawn right up to and adjacent to the settlement of Broadclyst Station which is in direct contravention of policy which states that coalescence of settlements should be avoided. I would like to see Broadclyst Parish make the case for the Cranbrook Town boundary to be redrawn, so that it does not include the Bluehayes sector which should be kept as part of the Broadclyst Station settlement.
I support the proposals and its fantastic to see affordable housing provisions safeguarded by these policies.
I support the need for more housing, and agree there should be a proportion for affordable housing with strict rules for locals, which the plan seems to endorse.,The Clystlands development is a concern again about increased traffic and decreased safety along Station Road.,I would object to any widening of this road which would destroy the character of the area and fail to see how a cycle lane along Station road could be accommodated.,The Heathfield site in Broadclyst allows good access from the Wimple road, trees and hedges should be replaced as it states if they are removed for access but this should be minimised.. I would think 16 houses is the absolute maximum on that site and preferably fewer which would avoid congestion and parking on the roads.,The Jarvis Hayes development would need careful design to blend with the character of the village and New Buildings but would be a good site in terms of access from the B3181 but the density should remain low
Must be housing for local first time buyers. No second homes. Must be quality builds, not like Cranbrook.

Category 3 responses

Housing Comments

I am supportive of small developments and self builds. The Parish has already had many large developments, such as West Clyst and Tithebarn. Cranbrook is also nearby. So, I feel there are already many opportunities for local housing, and we should not be destroying the remaining green space. I really like the allocation of housing for locals only â€“ its great to see that there. I am supportive of maintaining the green wedge between West Clyst and Broadclyst, as well as Cranbrook and Broadclyst Station.,,I think we could go further with insisting that developers provide enough green space and planting within their developments. Tree planting is mentioned, but not which types (should be native only) and of what size/maturity. Tree and hedge saplings are very cheap, so we should definitely encourage lots of this type of planting â€“ to the point that we have many more trees planted than were removed. But also, this needs to include some large and more mature trees (landmark trees), which require space to grow and thrive. E.g., an oak or beech. Planting of such trees in new developments will require the need for sufficient green space to be allocated in any new development. The same should apply for any new sites allocated for economic development.
Interesting sites proposed, I feel a lot has to do with access and infrastructure which is not great.

Note that Old Park Farm Phase III will not be getting planning permission. Phase II already impacts on the setting of Poltimore House - Phase III would be disastrous for the House.,,Generally, I object to the cheap nasty rabbit-hutch houses being churned out by the developers - so I welcome better quality individual houses.,,Note that recent government support for low-deposit buyers will make 'expensive' houses more affordable for low-income families.,,People are no longer on the self-build register because self-builders want gardens and all new self-build plots that people are notified about are absolutely tiny.
Sufficient new building exists in Exeter, Pinhoe and Cranbrook. Lanes in Briadclyst will not sustain more traffic.

Housing Community Actions & Projects Comments

I am supportive of the sites off main roads (e.g. off the B3181) which have good access.,,I am less supportive of sites off more minor roads, particularly where pedestrian access is already very poor, e.g. the site off the Whimple Road in Broadclyst (site H3). Wimple Road down towards Clyst Vale is very wide â€“ can we get the developers to pay for a footpath down this stretch to allow the children safe access to the secondary school?
Blackhorse - fills a little gap. Not a big development, so suitable.,Broadclyst Station - would not support this. Station Road is too busy and it does not cope now with the traffic. I would strongly be against any development along this road as it is too busy. The road is busier than it ever has been and the access on to old A30 is almost impossible at certain times of day. The access and whole infrastructure needs to be looked at and addressed first.,Heathfield site - promising as long as not too many houses crammed in. Access would need to be addressed as that road can be busy.
I support the proposal for local connection, however this is very hard to enforce ande will not work in practice, unfortunately. I do think it is an excellent proposal though.,,New houses must have good-sized gardens. Houses with tiny gardens are plentifully available for people who want to live in places like Cranbrook and Exeter. Broadclyst is a rural village for people who want to enjoy the countryside - and should be kept so.,,Infill should not be allowed where it causes houses to have gardens that are too small.,
The Jarvishayes proposal seems the least attractive of those mentioned

Uncategorised responses

Housing Comments

Again I agree with your policy but worry it will be overturned by East Devon as they seem very happy to dump all their housing quota this part of the district to avoid more contentious development in the wealthier parts like Sidmouth
Generally support the location of most of the new housing sites. New homes within the Parish on suitably sized small / medium developments will help provide homes including much needed affordable homes and also support and help sustain local facilities. ,I am not sure whether Silverton Mill site is a sustainable location for new homes - residents are likely to have to be very car dependent. This needs consideration although overall supportive of the Silverton Mill development.
H3 site - Heathfield. Having looked at this site there are some very mature trees along the edge of the site, particularly noticeable the ones that run alongside Whimple road. You cannot simply replace mature trees like this. They should be protected. To remove them would also be contradictory to our ambitions to reduce biodiversity loss and climate change. H4 - Jarvishayes- Conversion to cycle path, whilst this would still be good I do not think this would add great value as the route would still link up with the B3181 shared cycle path which is downright dangerous! Is there anything that can be done about artificial grass? I see it being laid more and more and a lot at new developments where the gardens are laid with poor drainage, poor quality subsoil and turf. This changes developers original surface water run off measures for SUDS designs and destroys any biodiversity value that was in plain old grass! It is another step closer to creating neighbourhoods looking like something out of 'the Lorax'.

I am concerned natural wildlife habitats will be destroyed by too much housing development, but I do appreciate there needs to be some provision for permanent residents who need affordable housing.,I do not know all the sights listed but I feel each needs to be considered carefully as there may be factors that have not been taken in to consideration.,
I understand that the parish runs the risk of having no choice about housing developments, but I do not welcome new housing. Where it is unavoidable, it must blend in with existing housing and the landscape. Developments with mixed styles, as we have seen elsewhere, are unacceptable.
I very much like the insistence on tree and hedges replacement should they absolutely need to be removed as part of a development, and also the requirement for a cycleway as part of H4.,H5 2.4) is very skilfully crafted as it will allow the building of smaller dwellings where they are what is required.,Iâ€™m very happy with the whole of H5. It enables local people to find a home whilst not entirely excluding other people if they have cause to move to Broadclyst.,,I like H7 a lot- Iâ€™m a big fan of self-builds.,,Ditto H8- this pandemic had shown what is possible in terms of worrying from home- letâ€™s assist that process. The planet will thank us.,,
My feelings are we have enough houses in the parish. Limited infill should be allowed if it is well designed/well accessed and not taking up greenfield sites.
This is our area of main concern due to the number of houses that have been developed and are still being developed at Cranbrook and Pinhoe both within a 1.5 mile radius of Broadclyst village. Just recently within the Broadclyst parish a further 71 homes have been passed to be built at Westclyst with half being affordable homes and we feel this development will provide enough housing for the parish.
Vehicles on Bustard Hill past the Heathfield site H3 sometimes already drive too quickly. Any development of Healthfield must ensure suitable traffic calming measures are taken so traffic passing the end of Woodland Road is slowed to safe speeds.,Affordable housing for those with a local connection is very important.

Housing Community Actions & Projects Comments

I am happy with them
Policy H2: Clystlands site allocation at Broadclyst Station; The infrastructure for an additional 24 houses in this location is not viable. Station Road is already struggling with weight of traffic, this is a narrow road with limited pedestrian pathways. The majority of this stretch of road has no footpath. The field and hedgerows are a haven for wildlife and the construction of all these houses will mean we lose this wildlife conservation. This is too many houses on a plot of land this size.,The field gets saturated when it rains heavily, I am concerned about housing here creating more flooding in the area.,
I am very against any more housing in the village on greenfield sites. There is a large enough housing provision being provided in Westclyst and TitheBarn/Cranbook. Lets leave that to them and keep our village rural, quiet and historic.
Good idea to have a number of small developments rather than big ones, and self-build definitely an important part of the mix, great to include this.
Surely there should be a requirement for all new housing to be highly energy efficient, even (and, in fact, especially) the affordable housing but there seems to be no mention of this in this chapter?,Pedestrian-cycle path access to Cranbrook railway station is really important,I really like the identification of small sites for additional housing close to village centre
The 20mph Traffic Reduction Order (TRO) on Whimple Road is sensible, considering the location. The single self-build/ custom dwellings are an interesting idea, as long as controls over design are in place to encourage the use of buildings that will blend in with the local aesthetic.

Design and Climate Change

Response Breakdown

Number of Responses	20
Number of Category 1 (Highest) responses	9
Number of Category 2 responses	3
Number of Category 3 responses	5
Number of uncategorised responses	3

Location of Responders

Broadclyst Station	4
Broadclyst Village	12
WestClyst	2
WestWood	2

Category 1 (Highest) responses

Design & Climate Change Comments

Absolutely essential for us to be a resilient community - cross cutting themes for every other policy.
I disagree with Policy DC5. District heating systems in nearby Cranbrook & Tithebarn have been very unreliable with frequent interruptions in the power and heating supply to properties. Please look on the community group Facebook pages because these are serious problems for people living with the district heating systems. It may also lock in homes to using inefficient, failing or poor quality district heating systems and may emit more carbon dioxide. Given Passivhaus and other innovative technologies are fast becoming more widespread it may not make sense for homes to connect to district heating systems. I would like to see the Parish add some text to safeguard Parishioners on the subject of District heating schemes. Elderly, disabled and other vulnerable people may especially be negatively impacted by this DC5 policy. I would like the policy amended to include more safeguards and protective clauses for parishioners. I support the rest of the policies in this section.
I like the bits about energy efficient building and design that help to tackle climate change, and the bits about maintaining dark skies in rural parts- crucial for bats, owls etc that live here, and crucial that they not be displaced by human activity.,,I DC1-6 could possibly be worded more strongly.,DC4- are we saying that everyone should have sheds? Because that is a very good idea! Sheds for all!,,Very happy about the renewable energy mentioned everywhere. I particularly like the reference to permitting the sensitive fitting of micro-renewables to historic buildings.,,Sourcing building materials locally makes a lot of environmental sense!,,I am very glad about the specific mention of bin storage- addressing this appropriately will vastly improve the lives of people living in new houses with smaller front gardens.,,I ,,,
The design and climate change proposals are very good but a process would need to be in place to ensure that developers stuck to the regulations and were not allowed to override them
This is accurate & detailed.
This needs to underpin everything so having a separate chapter is a little concerning - e.g. the housing chapter doesn't mention the importance of energy efficient building, I guess because it's here but someone reading the housing chapter will think we don't care!
We can only make a tiny pin prick of difference,China India massive increases in pollution,Third word countries just trying to survive canâ€™t afford to worry about climate change they are just trying to feed themselves.

Design & Climate Change Community Actions & Projects Comments

Particularly like the Community led energy generation projects and push for passive house standards
I support these.
Westwood is delighted that we can save our historic bus stop!,
I mostly support the proposed policies. Although I am concerned district heating systems that have been delivered nearby (Cranbrook) have been unreliable for residents leaving them without heating and with frequent power interruptions. There are also district systems that might be emitting more carbon because they are not as efficient as originally planned. I think it would be prudent for the Neighbourhood Plan to include some text on these matters i.e. connections linking to nearby district heating systems should not be assumed to be beneficial. There should be conditions under which it may be appropriate to reject connections to nearby district heating systems. It's important to prevent Parishioners from being financially exploited or being included in schemes that might do more harm than good to the environment. It's important vulnerable people in the Parish do not become obligated to join a failing or poor quality district heating system simply because the Neighbourhood Plan did not have the foresight to account for the possibility that some district heating systems might be of a poor standard. I would like to see the Parish add some text to safeguard Parishioners on the subject of District heating schemes. I would also like to see text included to protect river systems from damaging types of hydro schemes because some hydro schemes can be very detrimental to aquatic life and invertebrates, it's vital that hydro power is not assumed to be beneficial because poorly designed schemes can be very harmful to rivers and wildlife.
Good ideas re buildings but flooding is going to be a major factor especially with the proximity of Cranbrook
I support investing in green spaces

Category 2 responses

Design & Climate Change Comments

I think this policy is important to Broadclyst Parish to protect the environment and also protect historical structures, landscapes and greenfield sites. The development of Cranbrook was key to allow these greenfield areas to remain undeveloped.
It is good to see a focus on this area.
This section looked very strong. Nothing to add here.

Design & Climate Change Community Actions & Projects Comments

No comments

Category 3 responses

Design & Climate Change Comments

For me the policies around design and climate change are well written and considered. I think design of any new development/extensions are completely key to such an historic village as ours.
I agree with the policies-I am not convinced that you will be able to enforce them and feel it is likely that the big developers will get away without installing things like solar as they have in Westclyst
I am in favour of policy regarding Design and Climate change especially where it is protecting current buildings and environment.

I appreciate the recognition that 'places' are not simply functional. For people with souls and intelligence, the built environment is incredibly important. If the village becomes a dormitory of people who simply commute to Exeter and back then the sense of community will be destroyed.,,
There is way to much emphasis on this area to the detriment of sustainable and appropriate development of the area.

Design & Climate Change Community Actions & Projects Comments

We have our own sewage system, as do quite a few people on Station Road. I would love some thought put into ensuring sewage systems for all in the parish.
I am happy with them -

Uncategorised responses

Design & Climate Change Comments

Policies DH2 and DC2,"The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be encouragedâ€•,Has it been possible to persuade the National Trust to agree to solar panels on roofs for the houses that it owns or leases out, or which have restricted covenants it has imposed?

Design & Climate Change Community Actions & Projects Comments

I think preserving hedges and trees around the area should be paramount to retain the character and beauty of the area and the wildlife habitat. new developments should have include in the plans ,trees and green hedges/borders.,It is a good idea to extend the conservation area to protect from over-development.
The main actions and projects supported are: reviewing the Parish heritage assets and applying for non-listed assets to be placed onto the EDDC Local Heritage List; to support community led renewable energy production; To support provision of renewable energy generation on new and existing buildings; To provide guidelines on the development of energy efficient buildings.

Economy and Employment

Response Breakdown

Number of Responses	26
Number of Category 1 (Highest) responses	11
Number of Category 2 responses	2
Number of Category 3 responses	1
Number of uncategorised responses	12

Location of Responders

Broadclyst Station	5
Broadclyst Village	15
WestClyst	3
WestWood	3

Category 1 (Highest) responses

Economy & Employment – Comments

Economy and Employment comes after Design and Climate Change in plan....Good to seek to provide local work opportunities and to maximise use of brownfield sites
I am generally in agreement with this policy.
Interesting chapter, with some positive and negative aspects.
It is necessary to provide employment for residents and to ensure this employment is relevant to the local population, however the accompanying increase in traffic on already congested roads should be adequately catered for without ruining the character and rurality of the village
Leave it as it is no more building in fields
The site proposed at beare farm is my place of business and being self employed would mean that if you decide to build on the site I am therefore out of work and unable to provide for my family. The land is currently rented by Arthur salter and the ground and buildings have been owned by the same family for over 100 years.
These Economy and employment policies look as though they support jobs and redevelopment. I back them.
This is accurate & detailed.
Very surprised that there is no mention of any redevelopment of the Lodge Trading Estate. This is not only an eyesore with poorly designed buildings but is also the hub for businesses which attract large vehicles which are unsuited to this location. The traffic problems associated with this site is mentioned in the report but itâ€™s not addressed. Could consideration be given to moving the existing businesses to Skypark and redeveloping the site for small businesses?,
Your economy and employment policy is not suitable considering the size of area and it totally does not address the needs of the community fully.

Economy & Employment Community Actions & Projects Comments

I don't think there are any!

Note that expanding the car-parking around Ellerhayes Bridge will make the area more overcrowded and lead to antisocial behaviour. Simply expanding provision just because the roads are becoming overloaded with parked cars will only make the situation worse at peak times - sadly the only solution is to leave it as it is.
Silverton Mill would be a great development project. It would be a great facility for the community.,Crannaford Farm would be a suitable location if access was looked at. Coming from Cranbrook round by the CEC is terrible for parking, and driving through at certain times of day.,Winter Gardens - shame to develop here where there is such lovely green space. The access to this is not ideal. Would not support this.,Elbury Farm - sounds a great idea, but would it mean that Elbury Lane would become busy with traffic. Access to this location is via lanes which are often used as rat runs, could make it worse. Like the idea though.
I back this section in the neighbourhood plan. The regeneration ideas look great.
It's vital the Parish does everything it can to prevent poverty in the Parish. I support all of the proposed policies.
EC3 Wintergarden site,,This is a most unsuitable development for this site. The entrance on a very sharp blind bend and itâ€™s difficult to see how any change to the road layout could possibly ameliorate this. Itâ€™s a busy road and used extensively by pedestrians walking to the New Inn and dog walkers. Increasing the potential traffic to the site is bound to lead to serious accidents. I cannot support this proposed development.,,
Must keep Broadclyst as a village not a trading estate

Category 2 responses

Economy & Employment Comments

I am supportive of making extra provisions for local employment, as this will help to make the Parish much more sustainable going forward. Locations do however need to be very considerate to residents living nearby, which I feel has generally been accounted for in the plan, but I would like to see the wording for this firmed up in a few places. For example, I feel it should explicitly state that any sites developed for employment will have no negative impact on local residents, such as impacts from noise, light pollution, visible changes in the footprint of the existing buildings (including height), screening of buildings using vegetation, as well as impacts from increased traffic volumes on some of the small country lanes, which many locally use for walking and exercise (Elbury Lane as a key example).
Policy EC2: Regeneration of Crannaford Site,,HLM/TW note the proposal to secure the regeneration of the existing commercial space at Crannaford and to allow selective additional development. ,,HLM/TW further note the requirement of any new development and indeed redevelopment to ensure that the volume of traffic generated by the proposals can be accommodated on the road network without detriment to rail and road safety. ,,HLM/TW suggest that before Policy EC2 can be included in the Plan in its present form â€“ in particular the proposals to introduce new uses to the site â€“ the requirement that the development can be accommodated on the highway network etc should be demonstrated â€“ rather than await resolution through the development control process. ,,In any event, HLM/TW suggest that it would be appropriate for the Neighbourhood Planning Body to consider a restriction within the wording of the policy that any additional traffic should not materially increase that generated by the existing permitted uses. ,,Policy EM2: Regeneration of Elbury Farm,,HLM/TW note the proposal to secure the regeneration of the Elbury Farm. ,,HLM/TW further note the requirement of any new development and indeed redevelopment to ensure that the volume of traffic generated by the proposals can be accommodated on the road network without detriment to rail and road safety. ,,HLM/TW suggest that before Policy EM2 can be included in the Plan in its present form â€“ in particular the proposals to introduce new uses to the site â€“ the requirement that the development can be accommodated on the highway network etc should be demonstrated â€“ rather than await resolution through the development control process. ,,In any event, HLM/TW suggest that it would be appropriate for the Neighbourhood Planning Body to consider a restriction within the wording of the policy that any additional traffic should not materially increase that generated by the existing permitted uses. ,

Economy & Employment Community Actions & Projects Comments

No Comments

Category 3 responses

Economy & Employment Comments

We are particularly interested in the supportive coments in 'economic aims', as we plan, in the very near future, to regenerate and diversify our small business with Community and Tourism related ideas. We are on the edge of Broadclyst Parish and currently produce Apple juice and Cider from our own Orchard, We also have been quite overwhelmed by the amount of local people bringing their apples to us, to press and bottle for them, between the months of Sept and Nov. Our plans and dreams would enable us to utilise our Orchard out of season. Blossom picnics, for instance. Yurts/ Shepherds huts in the orchard to facilitate a need for a Natural Heritage Break, maybe with tourists helping to pick our apples and make their own juice to take away. We have already had requests from Orchard owners/Cider producers. Some as far away as Japan to visit our orchard to learn how we make our Cider and to 'Stay'. ,(Our Cider was the overall Champion of the 'Japan Cider and Perry awards'. First prize, out of 12 Countries, it rated so highly, they wanted to import our Devon Cider to supply bars in Tokyo. Our Cider is frequently served at the British Embassy in Tokyo too.. So we now export to Japan!.), We already provide 'Cider Making' Courses in our on-site classroom and students stay in local accommodation. We would also like to develop further by having local Craft/ Cookery/ yoga Classes etc. both inside and out. We have already had an Open Orchard Day, which was so popular we intend to repeat it again this Summer. Finally, We are intending to hold Farmers Markets! We had a large Yard laid beside our new Barn and intend to encourage local producers to Bring their goods to sell. Maybe once a month.,This is a long message I'm afraid, but we have learned a lot in this last year and one of those things is having SPACE, especially in a NATURAL, SAFE ENVIRONMENT, really makes people happy, and we have plenty to share. Jill C. (Courtneys of Whimple) P.S. if a Cycle route is planned to pass our house/orchard it would also be an idea to have refreshment facilities and utilise my picnic benches in the orchard!!,

Economy & Employment Community Actions & Projects Comments

No Comments

Uncategorised responses

Economy & Employment Comments

Having a focus on food and drink-generating businesses makes huge sense in our parish, with its top quality farmers.,,Micro businesses represent a large number of jobs in the parish, makes a lot of sense to provide an infrastructure that accommodates them.,,Reusing brownfield, as long as itâ€™s still in the right location, is generally a good idea, with the proviso that some modern machinery or vehicles might be entirely unfitted to the roads infrastructure or the neighbours of buildings that were designed possibly with horse-drawn traffic in mind. Aptness of a brownfield site for the 21st century purpose to which it is proposed to be put should always be considered.,,EC3- I am happy to see heavy industrial, B2, B8 excluded from the site. The road is narrow and not appropriate for HGVs in either direction.,,ET3- I like the picture of glamping being presented here! ,,,,
I agree with the proposals my only concern is that there will be the high quality businesses to take up the sites
I generally support the projects included in this section.
I think it is important to control what goes on in our village and if the Neighbourhood Plan is the way to do that then this is obviously important. I commented on specific positives and negatives of each of the sites as part of the initial consultation.

I think the focus on small industries to create employment is good. I would like to see new sites have the obligation to be greened, e.g. tree planting to conceal buildings, landscape management, etc.
My preference would be for the development of already industrialised areas such as Silverton Mill over the conversion of farms to light industrial use. Let us try and keep farms for farming as much as possible.
The work going into sports halls and land allocated for them swuld have been better allocated to employment spaces age offices or workshops and zoning the land that way increases the effectiveness of land use.
With the development of the Skypark and business units at Exeter Airport being only 2 miles from Broadclyst i don't feel there is any need for any more industrial areas.

Community Facilities and Services

Response Breakdown

Number of Responses	26
Number of Category 1 (Highest) responses	12
Number of Category 2 responses	2
Number of Category 3 responses	7
Number of uncategorised responses	5

Location of Responders

Broadclyst Station	4
Broadclyst Village	18
WestClyst	3
WestWood	1

Category 1 (Highest) responses

Community Facilities & Services Comments

As President of East Devon Hockey Club (an inclusive club with membership between 5 and 85 years of age) I was invited to be a member of the Community Sports Hub working group at its inception. I have been pleased to contribute to that process and East Devon Hockey Club fully supports the initiative.,As a club we have been forced to move back to Exeter because of lack of facilities in East Devon. I have seen the impact that a Community Sports Hub can have on the vibrancy and participation in a community. The one at Okehampton is a great example of what an impact such a facility can have on health, participation and well-being., As a Silverton resident my son attended Broadclyst Community School and I know the plans outlined would have been very beneficial for his social and sporting development. As a retired Primary Headteacher I am also aware of the desire in Primary School age children to participate in a wide range of sports, in school and out. A desire, hindered by lack of local facility., As a club we run a Junior Academy, 5 to 16, which attracts girls and boys from across Exeter and East Devon, including Broadclyst Parish, we would welcome the opportunity of bringing that to the Broadclyst Community. Working with Schools and Community not only to develop hockey but a thriving hub of activity and ambition.,
As the operator of Broadclyst Leisure Centre (part of Clyst Vale Community College) and of East Devon District Council's leisure facilities, LED Community Leisure would support the provision of a new community sports hub, aims CF1 2 and 4. This should be located on the Community College site to provide a seamless community sports hub linking with the existing sports centre, courts and outdoor pitch provision.
I agree with the sentiment of this chapter.
I am very supportive of this chapter. I think it is important to both maintain the existing facilities and invest in new ones to benefit the wider community. Having more local facilities will avoid the need to travel into Exeter, helping to reduce congestion and benefiting the environment. In particular I would be supportive of a swimming pool if the right site became available.
I fully support the need for community sports facilities. More however needs to be done at Westclyst. Currently the sports pitch is only used for football. The majority of children who play are from broadclyst and it's difficult for other children to get a space. This is not a critisim just stating fact. Other sports clubs would be welcome.
I think the Sports Hub at Clyst Vale looks a great idea. Putting it there will be good access for all..,Can be used by school/s and community.

I would also like to see some form of covered netball courts. ,This sport's is the biggest attended woman's sport in the uk
Shows great ambition to provide opportunities for community to get active. Good to have back up site
The policies look positive. I support them.
This is accurate and detailed.
We have a sport centre,Look after that

Community Facilities & Services Policies comments

The East Devon Pitch Strategy of 2015 clearly names East Devon Hockey Club as looking for a more permanent base outside of Exeter. The school site identified, in the plan, is ideal. The type of Multi Sports Surface detailed is suitable for Hockey, Netball and other sports; allowing flexible working of multi-sports in evening and weekend periods. ,As a club we would want to contribute not just take. We would of course hope to be able to use some of the available weekend slots for our league matches and have junior and adult training slots during the week. We would aim to stimulate â€œBack to Hockeyâ€ and â€Walking Hockey Sessionsâ€ in a flexible, community responsive manner. The exciting part of the plan is to create a Community Sports Hub and we would relish being a part of that initiative, in partnership with other sports clubs, schools and community parties. Through our contacts with England, South West and Devon Hockey we think we can help to bring this project to fruition.,
As the operator of Broadclyst Leisure Centre (part of Clyst Vale Community College) and of East Devon District Council's leisure facilities, including 3 swimming pools (and others elsewhere), LED Community Leisure sadly cannot support the provision of a new swimming pool (CF3). Unfortunately the forthcoming and existing pools in Cranbrook and Whipton, Exeter, preclude the possibility of this facility meeting the Sport England Facilities Planning Model and would thereby be unable to attract external funding from agencies such as the National Lottery, Sport England or Swim England. The pool would be extremely expensive to build and run, and without external revenue funding would be uneconomic and unsustainable. Also a high energy user in contradiction with the environmental (carbon neutral, climate change) ambitions of the Plan, Government and EDDC.
With the continuing decline in any sense of community around the Broadclyst area, these developments _must_ be built with security against vandalism in mind.,,Across the county, these types of facilities are becoming more and more run-down as they are targeted by vandals. Please ensure this does not happen to ours!
I am supportive of sites which have easy access and are close to existing facilities, such as the site allocated off the B3181 by Clyst Vale. I may have missed it, but I could not see any mention of pedestrian access to the preferred site. For example, there is no footpath on the side of the road accessing the site, so will this be provided, or at the very least a pedestrian crossing? In particular, pedestrian access to the second (reserve site) is very poor and a novel solution will be needed. There is a lot of mention of large car parks, but I fear this may encourage those in walking distance to drive, particularly if pedestrian access is poor.
Sports hub will be a fantastic asset for the community
I support the inclusive community sports hub.
It's fantastic to see provisions for an inclusive community sports hub facility being proposed. I fully support the CF1-CF4 proposals.
All ok
Must concentrate on what the community needs and wants.

Category 2 responses

Community Facilities & Services Comments

I welcome facilities that serve the community particularly our young people.

It seems to be a well balanced policy

Community Facilities & Services Policies comments

I am in support of all of them

Category 3 responses

Community Facilities & Services Comments

A new all-weather pitch and community building would be great for the village. Facilities like this would help us, young and old, to become more active. The numbers of people involved in local football alone (pre corona) show how much local demand there is already. ,A swimming pool would be even more amazing. Our county has so much coastline - our children need to learn to swim - and yet we are not well served by swimming pools locally.
Fully support the community facilities and services chapter particularly a new community sports hub. ,Fully support provision for new sports facilities, however these should benefit the whole community and ideally be of use to individuals and teams / groups. ,In conjunction with the wider area, a new swimming pool, leisure centre in this area is a must and would underpin healthy lifestyles.
I think its important to provide adequate and up to date facilities for an ever increasing population, it should provide services for the young and old alike
I was unsure of the need to add too many more sports facilities. Already have good supply, some not used enough (tennis courts) although a pool would be beneficial.,The Clyst vale site makes good sense for any expansion of facilities and I support this idea. There is good access form the B3182 for cars, bus stop already there and cycle route from Westclyst. Also it is walking distance to villagers. Brockhill is too far out and would cause congestion, access and safety issues along station road.
The community facilities look good and the planned facility at Clyst Vale is a good location for the additional facility

Community Facilities & Services Policies comments

I think creating sports facilities is positive for the community. While I personally would like a pool, it seems like a large project for a small parish - there should be consideration of whether it is really needed and whether the cost can be justified.
New sports facilities would be fantastic. ,Could be more focus on youth activities and engagement.,I see it as really important to improve walking and cycling access through the community ,

Uncategorised responses

Community Facilities & Services Comments

Any new facilities need to weigh up against the environmental cost of providing them and the size of the community. The basing of both options in the village of Broadclyst does not take into account the growing communities in the rest of the parish and further splits the parish to north and south of the Clyst river. It also does not take into account the development Exeter facilities and those in Cranbrook which are able to support bigger and better things than the parish can
Please see my comments below on the specific issues with relation to the policy on Community facilities etc. I feel we are already well served for a quiet rural National Trust village and need no more facilities or services.

Policy CF2,Surely this should say access from Station Road rather than from the B3181?,,Policy CF3, "â€¢ minimising â€˜bad neighbour' impacts, including, where necessary and appropriate, controlled hours of working to minimise noise and light impact. Should this also be part of CF1 and CF2?
The CF1/2 land allocated as first choice for this sports hub is better than the reserve site CF2 as access to this site is not so good. The proposal for a new sport hub with swimming pool sounds very positive.

Community Facilities & Services Policies comments

The new sports hall / facility should be a refurbishment and reworking of the existing facilities int he village. The EDDC centre who'll be refurbished and the land used by CVCC made a community space not just a. school space and increase the access hours. Any new building is white elephant, is environmentally unwise and will just be a vanity project.
I am extremely concerned about the provision of a sports pitch at any other site apart from at Clyst Vale. This makes the most sense structurally, from an access perspective but also to fit in with the surroundings. I would however seriously question the need to have a sport pitch at all in such a small quiet peaceful rural village. Do we really want our weekends and nights interrupted by referee whistles every few minutes? I am concerned that if the Clyst Vale site doesnt get developed within 5 years, then it seems the site at Brockhill becomes the primary site. As a landowner and resident right next to that site this is of massive concern and stress to me. The access to anything of the busy Station Road is very difficult and dangerous. We have a wildlife habitat full of flora and fauna that we are developing at Brockhill with herons, foxes, rabbits, Kingfishers etc all thriving. This would be completely ruined by an all-weather pitch with the lights, noise, disturbance as well as the historic nature of the site. The land up for development was originally part of the estate and forms part of the wider views from the houses that form part of the Brockhill estate. We have massive drainage issues in times of inclement weather with mud washing from the farmers field. This would be completely exacerbated with an all-weather pitch causing untold damage to the waterways and lake environment.
The plans to conserve and expand current facilities as well as build new ones are supported.

General Comments

,,With regards to the Broadclyst Neighbourhood Plan we are extremely disappointed to see the amount of sites allocated for housing on the plan. We feel that 99 houses is far more than is necessary and would like to see this number reduced.,,We were not surprised to see the Heathfield site included, as at a local consultation we were told by the Neighbourhood Planning Officer that the site is ready to be built on with an entrance already in place and that the landowner has done everything needed. We did not feel this conversation was appropriate or impartial. For some reason she seemed very keen for this site to be put forward!,,This site being developed would change the edge of the village dramatically and harm the distinctive landscape. It is a very visual site travelling from Whimple towards Broadclyst which is a Greenfield site of Grade A farmland. It has 6 protected trees and an abundance of wildlife, bats and owls. It actual fact the field is mentioned in the NP survey results from DCT regarding protection, aswell as the fact the one of the key findings is that residents are keen to see trees, hedgerows and natural habitats preserved.,,We do not feel this is suitable for development as the existing access has poor visibility due to the established trees and hedgerow. The proposed pavement will encourage on road parking causing even more visibility issues putting extra strain on an already busy road.,,The proposed development at Broadclyst station is suitable due to the planned road improvements and hopefully it will allow the Broadclyst station area to gain more facilities and an identity.,,Furthermore we believe the boundary of the village should remain intact allowing natural infill within the village as has happened in the past. With Cranbrook and Westclyst being developed and having facilities built to cope with new developments this should allow for the Broadclyst Village BUAB to remain in place.,,Removing the least popular site (51%) would reduce the number of houses in the plan to a more sensible number as we believe this site is unwanted and unnecessary.,
,To those that worked hard on producing this piece of work. Congratulations. It has taken a great deal of time and money. I hope very much that most of it can be put into action without too much adverse impact on the village or climate. ,I am concerned about -;,1. Light pollution in all cases.,2. Access, particularly to the possible Sports Hub facility and the possible house building at Clystlands, off Station Road with the very narrow road and bridge on two sharp bends over the Waterloo railway line, which is a nightmare as it is and the volume of traffic at the Clyst Vale School. Also vehicular access to the possible Crannaford Garden Centre and Children's Play Park and Day Centre increasing traffic on the badly designed road from Cranbrook over the level crossing. Access to Winter Gardens is on a bend and dangerous.,3. How do you enforce part of Elbury Lane to be "quiet"? A barrier the farm end?,4. I hope quality of new buildings besides design is taken into consideration whether it is affordable or not (whatever affordable is!),,I was wondering as you were in contact with the Killerton National Trust whether you could approach them to make use of the barn which is an eye saw beside Heath Gardens or/and apply for planning in the ground behind it. It is within the bounds of the village and I believe it is alienable and they seem to have agreed to build on ground at Jarvishayes. I don't know if the plot which was used for allotments up School Lane is being used which could accommodate a couple of houses. I personally think that infilling villages with housing is preferable to huge housing estates or indeed towns on our precious farmland.,THEY ARE NOT MAKING LAND ANY MORE.,Clare.
As an Exeter resident my interest is mainly limited to access from the city to your neighbourhood. In that respect I applaud the plans around increasing footpath and cycling routes. During lockdown I have enjoyed following â€˜green lanesâ€™ out of Exeter and into your Parish. My only feedback on this would be that I think some supportive infrastructure would make the routes more attractive and enjoyable. In particular there is a marked absence of seating along the routes. Maybe a chance for some attractive seating made from â€˜recycledâ€™ wood by local craft workers. Picnic areas/tables would be a good addition too. Good luck with the next stages of your Plan. It looks very comprehensive and is to the credit of the Parish Council.
Aylesbeare Parish Council would like to thankd Broadclyst Parish COuncil for consulting them as a neighbouring Parish. ,Aylesbeare Councillors congratulate you and are very impressed with the excellent plan that has been produced.,Aylesbeare PC ifully supports your plan as drafted and wishes you well with the publication and implementation.,,Jim Roberts,Clerk,Aylesbeare Parish Council
Basically before they build all these new houses they must improve the roads in those areas FIRST and ensure the drains etc can cope with the predicted increase in volume.,The Station Road rail bridge needs urgent attention and a provision of a footway safe from the lorries etc
Before the plan is finalised could we please research in the current sports that would benefit more. ,,I would also like to see that local groups would get priority with booking.

Broadclyst Parish Neighbourhood Plan 2018-2031,Pre-Submission Version July 2020,,,Comments from:,,Sue Watts & Marrina Neophytou,Historic Environment Officers,Historic Environment Team,Planning, Transportation and Environment,Devon County Council,Room 120, County Hall,Topsham Road,Exeter EX2 4QD,,January 2021 ,,Email: Susan.Watts@devon.gov.uk,Email: Marrina.Neophytou@devon.gov.uk ,,,Baseline Information,,The Devon County Historic Environment Record (HER) records that the plan area contains the following:,,Designated Heritage Assets:,,Grade I Listed Buildings: 1 ,Grade II* Listed Buildings: 7 ,Grade II Listed Buildings: 127,Conservation Areas: 1 ,Scheduled Monument 5 ,Registered Historic Park/Garden 1 ,,Assets on the Heritage@Risk 0 ,Register,,Undesignated Heritage Assets: c.1224,,Historic Environment Team General Advice,The historic environment will be a material consideration in deciding many of the planning applications submitted in your area. The National Planning Policy Framework (NPPF, Section 12, 125 Achieving well-designed places), says that Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Also Section 16, 184-202 on Conserving and enhancing the historic environment indicates that plans should make the most of â€˜heritage assetsâ€™ (archaeological sites, historic buildings, landscapes) by setting out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. ,,The production of your Neighbourhood Plan is an ideal opportunity for you to determine what parts of your Historic Environment are important to the community and how they are best managed. You could think about how important these assets are to your community, to Devon or even nationally or internationally. Should the site or building be protected from development? Could it usefully be reused and incorporated into a development? Or is it not that important? What archaeological or historic areas and buildings could be used as community facilities or public open space? How can historic sites in the area be made more accessible to the community or linked together by existing or new public rights of way? How can historic sites, nature conservation and other local issues, such as highways and flood management, work together to make a better-quality environment all round?,,Neighbourhood Plan Overall ,Planning policies are well covered and good use of maps. Pleased to see the importance given to the historic built environment, orchards and heritage trails. Images are generally too small. Individual heritage assets could be included which will emphasise the archaeology in the parish. ,,A Snapshot of Broadclyst, page 8 ,Perhaps title this section the History of Broadclyst rather than a snapshot. ,Spelling error, â€˜knownâ€™ should be knowâ€¦â€™There is coalescence between the Parish and Exeter, making it difficult to known where one boundary stops and the other startsâ€™. ,,You could include a brief history of the parish here. It is its history and development that has shaped the parish we see today and given each settlement its special and distinctive character. Earliest settlement dating from the prehistoric to the Romano-British period is indicated by cropmark enclosures, ring ditches and the Iron Age Hillfort at Killerton, a Scheduled monument, (DCC Historic Environment reference: MDV1312, MDV52108, MDV52109, MDV52112, MDV52113, MDV54115). Also, to include the medieval development of Broadclyst, it is mentioned in the Domesday book 1086, moving through time to include NT takeover of Killerton Estate which leads on to the next chapter. ,,The National Trust, page 9,The village is quite unique to Devon in that much of the land, buildings etc are under the National Trust (NT) ownership. The images are too small, enlarging them and perhaps setting them out as a montage on one page would really give the reader an impression of the influence/characterful nature the NT has had on Broadclyst. Certain roads are quite a landmark when driving through the parish so would be great to show this. Include an image or two of Killerton House showcasing Broadclyst attractions.,,Conservation Area, page 9,10,Fig 6. The Conservation boundary currently highlighted light blue on the map could be made darker which will emphasis it. The fonts on the map are also blurry. ,,Historical Assets p10,The title â€˜Historic Assetsâ€™ is a little misleading as this could include Prehistory. Perhaps better to title this Listed Buildings and Structures. Also, worth mentioning a few of the heritage assets which will give readers who know nothing about Broadclyst a sense of its character. For example, Parish Church of St John the Baptist which still retains 14th century material design (MDV10153), the remains of the vaulted undercroft (MDV10167, Scheduled Monument), the 15th century medieval cross located in the church yard (MDV10154, Scheduled Monument), Clyston Mill (MDV19788) and Old Windmill (MDV10152). You can choose to add more. ,,Settlements, page 10,â€˜New Strategic Developmentsâ€™ should be on a separate line. ,,Character landscape, page 12,A good place to mention Historic Landscape Characterisation (HLC) which gives more detail on the character of the landscape and how the pattern of small farms, fields and hedgerows has developed since the medieval period. Further information on the HLC can be found at https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/historic-landscape-characterisation/, ,,Images of vistas would be a good addition in this section and in the Woodland section. ,,P27, FIG 12,Three possible sites are shown for the allocation of the Community Sports Centre but only two maps are shown in the discussion have you left out one of the maps?,,Chapter 2 Design and Climate Change ,You have included Heritage under this heading. Perhaps instead, Heritage could have its own

chapter as the Natural Environment has. ,,Design and Heritage, page 39,You note the importance of conserving and enhancing the historic environment but there is little mention of buried archaeology which is also a material consideration in the planning process. There is a very brief mention referred to in DH3.,,Allocation of land for Development ,There are several parcels of land within the Broadclyst Parish which have been identified for possible future development. Depending on the individual archaeological potential some sites may require archaeological work either prior to or as a condition of planning application submission. See NPPF section 16, paragraph 199. ,
Congratulations on the production of the NP. However the policies arrived at must be considered in the light of a very very low response from residents of the village. Thus major developments that might rely on funding from Parish Precepts to maintain such Hubs must be very carefully considered and stated in the NP., I question the statement in Fig 14 consultation result :,â€œ 87% of the Community supported the allocation of a site.....etcâ€• The Community Survey response was 6% overall and so the support for a Community Hub would only be 87% of 6%, not 87 % of the Community.,The very low response was disappointing but even so the responders invariably wanted the parking problem addressed. This is a major issue and the EXISTING problem has not been addressed.
EM1 Far to many houses.,EM2 Traffic worries.,,H2 Traffic worries (railway bridge) narrowness of roads, no pavement.,H3 Corner by school, no pavement , bad parking.,,T2 Station road definitely needs the new road (urgently) as in Policy T2.
Good evening,,, ,,I am the Chairman of Broadclyst Allotment Association and I am writing to express my concern regarding the possible future development of the 'Heathfield' site as detailed in the Neighbourhood development plan (policy H3).,, ,,Whilst I have no objection to the development of this site with regards to housing, I am concerned about a suggestion that a condition of the planning permission should be that the developer has to create a footpath through the site into the allotment field. I understand that the path would create access to the allotment field, dog walking field and the BMX cycle track.,, ,,Members of Broadclyst Allotment Association enjoy and work hard to maintain a peaceful secluded environment with easy access to individual plots for all.,,Any access path through the Heathfield site will need to enter the allotment field at the top corner which would mean removing part of a well established hedgerow and risk possible damage to nearby ancient oak trees.,, ,,My concerns are listed below:,, All of these areas are already easily accessible via the pathway off of Elbury lane, just around the corner. Therefore an additional path is not needed.,Any path through the allotment field would need to be fenced off. Many members are elderly and travel from outside of the immediate area, close parking near plots is essential. This may become an issue if the top track is narrowed when a pathway is created.,Since the BMX track has been re-opened this year we have had instances of trespassing onto plots and vandalism. Whilst I have no objection to responsible users of the BMX track, I would like to maintain some level of security for my members.,Many plot holders have dogs which they bring to the site and keep under control. Any open access through the Allotment site to the dog walking field would risk disturbing livestock on several plots at the top of the site.,This path is unnecessary as access has been enjoyed for many years through the existing public footpath off of Elbury lane. This path could be improved for cyclists.,The residents of Sanders Close, who's gardens back onto the allotment field would have their privacy affected by a public footpath close to their boundaries. ,The Heathfield site boundary only adjoins the allotment site at the top corner, this is the only point of access into the allotment site. This area is where we have our annual social events such as BBQ's and we also have our association hut located here along with a number of plants.,As tenants of the site we would no longer have full enjoyment of the area.,I will communicate my concerns to my members and urge them to express any concerns they may have or support as the case may be.,, ,,I am aware that this path is currently not on the Neighbourhood development plan, but would like myself and our members to be consulted if this 'suggestion' is likely to develop further. ,,Our email address is broadclystallotmentassociation@gmail.com,, ,,Kind regards,,, ,,Matt Willacy,, ,,Broadclyst Allotment Association Chair.
Good luck. I am fully in support of the plan despite my reservations about it being overruled by others who do not have the community needs at heart. Perhaps once the plan is adopted we can have a effective mechanism by which planning proposals that are outside of it are publicised to the community so we have an opportunity to voice our opinions as unless you live right next to a proposal you are often not aware until it has been through planning
I agree strongly with the majority of the plan. It is vital that the beautiful environment that we are blessed with is reta8ned and enhanced for us and future generations. It is also important to enable employment opportunities and flexible work practices.

I am a founding member of Broadclyst Allotment Association and I am writing to express my concern regarding the possible future development of the 'Heathfield' site as detailed in the Neighbourhood development plan (policy H3).,,Whilst I have no objection to the development of this site with regards to housing, I am having trouble understanding the suggestion that a condition of the planning permission should be that the developer has to create a footpath through the site into the allotment field.,,The hedge row is a natural barrier between adjacent field and the allotments. This has to be maintained as part of the lease so uninterrupted access will be required. The current secluded nature of this also creates an ideal remote habitat for wild life and insects which would be disturbed with additional foot fall. Correct maintenance of this boundary also assists with weather damage to equipment stored on the allotment site.,,The membership also have to be covered with public liability insurance whose premiums are determined by the fact there is no public access to site. If access was granted through the site for health and safety purposes a maintained foot path will be required. The maintenance of such path can not fall to the Allotment association. This path will have to be separated from the allotments to protect the general public from any dangerous allotment activities.,,My last concern would be to the security of the allotment site.,In the years the plot has been in place there have been instances of thefts both to equipment and produce. Acts of vandalism and antisocial behaviour aimed at members. All these are currently tolerated due to difficult access and remote location are rare. If a thoroughfare was created through the allotments knowledge and access to the site would without doubt increase the frequency of these instances.,,The proposed access to the BMX and Dog walking field is already available and currently used by any and all current village residents. There is no obvious reason why new residents can not utilise the current access. Possibly the site developers could improve current access?,,Regards,Graham Cutting
I am afraid I do not understand how I was supposed to respond to the question on the first page of this response. The question asked me to call out three elements as being important, but there were six, and I was given numbers from 0-3 with 1 being most significant. If I said Housing was most significant, for example, does that mean I want housing or that I think my views on housing are most significant? I do not know how you plan to use the information from that part of this form, but I strongly suggest you discard it.,,The most important thing for me is community. Community is impacted by all areas of the Neighbourhood Plan, and I am glad that the plan recognises this. Broadclyst must not be allowed to become a dormitory, which is sadly the direction many places are heading in. Homeworking will not become the predominant form of working (even with the effects of Coronavirus) â€“ with the exception of a very few companies that have the critical mass/infrastructure to support WFH, businesses are already beginning to recall/plan the recall of workers to their offices â€“ for obvious reasons.,,I want to live in a place where people are supported. For example, I am happy to support the Bowling Green even though I have no interest in bowling. I think it is short-sighted of people to refuse to support things they are not themselves interested in - I would rather live in a community with other people who are happy to live there and are in turn willing to support the community. These days I think people are less capable of extrapolating the impact of decisions they think they are making in good faith.,,(Note that some of the appendices were written before the GESP was rejected - I don't know what difference that makes!)
I am an allotment holder at the broadclyst allotment site and have seen the plan for the above development. Although I have not had the plot for long I have some concerns about the proposed foot path running through the allotments. , ,This foot path would run very close to existing homes already in the area. , ,There are trees that would need to be unnecessarily cut down and wildlife in the existing grass bank would be lost. There is also a nature park on the allotments that would be disturbed by dogs roaming free. , ,The foot path would allow people to walk their dogs probably off leads on the allotment site and possibly worrying chickens that some plot holders have on the site and also fouling the pathways where children walk and play. , ,If the foot path was to run towards the woodland road end then there would be better access to pavements and lighting already in place. Safer access to the village amenities already there and the bus stops in the area., ,This would also mean people not having to walk an unlit path towards the sports hall then on to a road that has no paths or street lighting. Unless the idea is to put lights through the allotments and disturb the chickens on the plots. , ,I am a responsible dog owner so have nothing against dogs and don't have chickens , ,My main concern is for safety of the people using the pathways and the damage to the wildlife and trees in the proposed area. , ,Regards , ,David Kitcher,
I am really happy that the council has taken a massive amount of time to put all of this together. It's incredibly important. Thanks to all involved. It's great to be given the opportunity to try and help provide a path forward for our historic parish.

I could not see any provision for improvements to the buildings at clyst vale school. ,Community recreational provision is important to me so I hope this gets approved.,,There is already enough housing in the area. How about a community cafe at Westclyst.
I feel the absence of the NT Killerton Estate plan is a major omission and that the consultation process should be left open until that document is produced and can be reviewed.
I think it is important to ensure green spaces remain within Broadclyst and that planning should be allowed for residents already living in the village to expand their properties especially where there is no negative impact on the the village especially with the increased cost of property. Any additional new housing with create further issues with the traffic and congestion in the village. The new plans for the swimming pool and other community projects are great
I welcome the development of cycle paths around the village and the integration of these into a wider plan but as a resident of Sandy Lane I am concerned that the lane is not suitable for cyclist and pedestrians alongside the local vehicle traffic in its current state.,I am also nervous that it will service as a thoroughfare from Cranbrook to Broadclyst rendering this quiet lane quite busy and compromising our privacy.,Station Road needs to be upgraded to accommodate cyclists, horses and pedestrians alongside vehicles.,The bridge over the railway needs upgrading as this is a bottleneck and dangerous as a pedestrian or cyclist,,With regard to the development of an all weather pitch, I am in favour of the development of the Clyst Vale site as opposed to the site along Station road. It seems such a shame to disrupt the natural beauty and more importantly, Clyst Vale students would have such better access is if was sited on the Clyst Vale site.,Thank you
I write on behalf Burrington Estates in respect of land at Heathfield, Broadclyst.,,The site features as a draft housing allocation in the Regulation 14 Neighbourhood Development Plan consultation document, which we very much support as the site is suitable, available and achievable.,,We highlight that the site is not restricted by any landscape, ecological or heritage designation that would preclude development on the site and it is wholly situated in Flood Zone 1, meaning it has the lowest probability of river or sea flooding. The site is under a single land ownership and no legal or contractual limitation exists that would prohibit or delay the development of this site being delivered immediately for residential use. ,,Policy H3 â€“ Heathfield site allocation in Broadclyst Village:,,We commend the Neighbourhood Planning Steering Group for commissioning detailed work examining the suitability of alternatives around the village â€“ of which 16 sites were assessed, with 6 sites now proposed as housing or mixed use allocations in the emerging Neighbourhood Plan â€“ including land at Heathfield. ,,Policy H3 allocates land at Heathfield for 16 dwellings and sets out a list of design requirements including:,,â€¢ Provision of a safe vehicular access onto the Whimple road;,,â€¢ A separate access for pedestrians located away from the two road crossing junctions is required to enable direct access to the existing public footpath;,,â€¢ As hedgerow removal will be required to facilitate access, loss of existing boundary vegetation to be replaced as part of a landscaping / planting scheme; and,,â€¢ For the landscaping scheme to incorporates green corridors, new trees and planting to minimise and mitigate the impact to this greenfield site.,,These elements are noted and we will seek to incorporate into detailed proposals for the site. The identification of an indicative site capacity for the site at Heathfield is also noted.,,Vehicular access to the site is readily available from Woodbury View/the Whimple road, and a preliminary access design has been produced to show that the access arrangement is deliverable from the sites north-western corner which does not impact on any of the existing TPOs. The proposals will also provide a pedestrian connection from the proposed development to the wider Broadclyst network.,,A dedicated Landscape scheme will be designed for the project and will include all hard paved and soft areas and a tree planting scheme to preserve and enhance the present environment and respect the Scheduled Trees to the road frontage. Hedgerows will be retained and protected where possible and enhanced with additional planting.,,Overall, the site represents an excellent opportunity for sustainable development adjoining the village at a suitable scale commensurate with Broadclyst, and it is also considered that development on the site at Heathfield can be accommodated which respects adjacent properties and has regard to residential amenity through a sensitively designed layout.,,The proposals will be in-keeping with the character of Broadclyst village and provide opportunities for aspiring home-owner families with connections to the village or potentially opportunities for down-sizing. The new houses will comply with the National Housing Space standards and parking will be provided at the required ratio for each type of house.,,Policy DC1 â€“ Energy efficient new buildings:,,Policy DC1 sets out the Neighbourhood Plan Areas policy on energy efficiency in new developments which requires:,,- A minimum 20% reduction on 2013 Part L standards secured through fabric efficiency; and,- A minimum of 15% of energy to be generated by on-site renewable energy.,,This is broadly in-line with changes to building regulations which are due to be enforced in June 2022.,,However, Policy DC1 requires more clarity as it also states:,,â€œThe design and standard of any new residential and commercial development should aim to optimise renewable energy generation, targeting zero-carbon

emissions where possible and viable to do so, as determined through an â€˜open bookâ€™ approach to viabilityâ€•.,,This seems to suggest an open ended approach to the policy whereby zero-carbon developments will actually be sought where viable. This potentially requires the Planning Authority to review every single planning application for housing or commercial development via an open book to determine how far it can go towards delivering zero carbon development beyond the 35% minimum required by the policy, which we do have concerns about. We do not support this part of the policy, particularly as commissioning viability evidence adds more time and cost to the process of obtaining permission â€“ and if this is required for every application in the parish, it will put substantial pressures on the LPA when it determines applications in the area. ,,The policy needs to be clear what the requirements are and viability assessment should only be required where they do not meet the minimum 35% energy efficiency requirements. We would certainly hope that the energy efficiency requirements in any subsequent changes to policy DC1 are not more onerous than those that the Government is proposing in terms of changes to Building Regulations, including the proposed timings for implementation, which build in the necessary lead in times to give the development industry time to adjust.,,Conclusion:,,The proposed allocation on land at Heathfields is in an excellent location, with a wide range of sustainable travel opportunities, through walking and cycling, to the core facilities available within Broadclyst. Further to this, Broadclyst provides frequent bus services into Exeter City Centre, which gives a real alternative to the private car for both employment and leisure trips. ,,Burrington Estates is a bespoke, housebuilder with a track record for delivery across the South West region including some local examples such as at Clyst St George, Pinhoe and at other sites at Topsham, Exeter and Plymouth. Burrington Estates pride themselves on building high quality homes that make a positive contribution to the community, including the wider development benefits such as the use of local employment during the construction of phase of its developments.,,Development at Heathfields presents an opportunity to deliver a community-led, sympathetically designed residential development providing up to 16 new family homes, including affordable housing. ,,Burrington Estates are committed to working together with the local community at every stage of the proposals including through the emerging Neighbourhood Plan process and any future planning application in order to deliver a shared vision for the future growth of Broadclyst. Burrington Estates fully intends to deliver a residential scheme themselves and subject to planning they would intend to deliver housing on the site immediately. ,
In respect to housing in the South West, Tiny House developments are beginning to emerge among the solutions to affordability and environmental sustainability. I love living in mid-Devon and would like to stay however I believe it is important that the community is able to offer housing that is able to offer people homes for the full cycle of their lives.I am interested in community led housing schemes and would be interested in discussing this further should suitable land become available. ,
Overall, I think the neighbourhood plan is very strong and well written, providing a sustainable vision for the future of the parish. There are three main general points I would like to see emphasised in the plan if at all possible:,,Under natural environment, housing and economic development I would like to see more detail on the type of planting required, such as a focus on native species and planting of trees/hedges of different maturity â€“ e.g. a combination of saplings and plants already several years old to give maximum initial impact. A number of plants should also be allowed space to reach maximum maturity, such as for new Oak or Beech trees.,,Under economic development I would like to see more restrictions on the development of existing dwellings, to make sure the footprint of new buildings does not change from the existing ones, including in height.,,I would like to see an emphasis on developer money for improved local infrastructure which focuses on footpath and cycle path provision â€“ road improvements (such as widening) should be avoided to avoid encouraging more people to use their cars.,
Please see my remarhks on Economy and Employment . ,,We live along a natural green corridor, our 100+ year old orchard is full of Wildlife and nature. Many people already enjoy Walking and Cycling in the fresh air, past our Orchard. We make Multi prizwinning Cider from our unsprayed apple trees. We would like to develop our business in the Heritage Tourism sector as well as giving other local food and drink producers a platform on which to show and sell their wares.
test response - although I hope I can remember what I said when I do it for real.....

Thank you for producing such a comprehensive neighbourhood plan. There are some exciting plans in here. To tackle the climate change emergency we must prioritise the children in the parish and promoting safe and sustainable travel options to the schools and easy access to the fantastic countryside that surrounds us. Particularly important to the most significantly populated area in our parish - Westclyst and how this flows into Pinhoe and Exeter beyond. Need to link up with Pinhoe with this too - the 'draft?' Pinhoe traffic management plan and the potential Langaton Lane cycle path that seems no closer to being started despite the continued growth of Westclyst.,It feels like cycle/pedestrian infrastructure for Broadclyst Station is likely to align more closely with Cranbrook and Tythebarn in future as the lines between the settlements become blurred and the Westclyst/Broadclyst link is strong due to transport and the need for commuting into the City/to the M5 and school drop offs. Therefore I think any new infrastructure for cycling/walking should be prioritised in this area.
Thank you to the many who have spent so much time and effort preparing this plan. May it contribute to the flourishing of the Broadclyst we know and love.
The allocated green spaces, although important to allow space amongst the village development, are of minimal use to the residents with exception of the playing field in the centre of Broadclyst. Larger green spaces are necessary if people are to be expected to make use of them. I have not seen people using any of the green space mentioned with the exception of the playing field. The existing spaces also do not encourage biodiversity and further thought should be given to increase this. Given that use of these small areas of grass is of minimal use by the public other than to walk though/past, the biodiversity could be improved here. I would also like to suggest that developers of the housing schemes suggested must set aside an area for important habitat creation. ,,Housing development site H4 should continue to incorporate the existing footpath.,,In the current climate the new housing proposed will most likely to bought by people from outside the village. People within the city are looking to move out meaning that houses are selling extremely quickly and at a premium. This means that the needâ€™s within the village are unlikely to be met, residents will have no option but to move away and the village will be required to expand further. The demand is so high that it will drive a requirement for sustained development of the village. I believe that it is important that the village remains separated from the surrounding developments if it is to retain the community vital to the welfare of all residents and maintaining the village as a place which people treat with respect.,,,
The Devon Countryside Access Forum welcomes aspirations to improve sustainable transport and recreational access.,,The inclusion of Quiet Lanes is noted. In accordance with advice just submitted to the Clyst Valley Regional Park consultation, the Forum would advise that minor roads can be used as â€˜rat runsâ€™ and are not necessarily safe routes. A Road Safety audit would be essential to ensure these proposed Quiet Lanes are safe for vulnerable road users as part of the designation process and consultation. , ,The Forum welcomes permissive paths where these can be agreed with landowners. Permissive paths can be helpful in filling gaps in access where this is not currently achievable by other means. It is very important that agreements are made about standards and maintenance on permissive paths. With permissive paths and all proposals for new rights of way or improvements, discussions should take place with landowners / managers at the earliest stage in the process. The forthcoming National Trust Killerton Estate contribution to the Neighbourhood Plan will be invaluable in this context.,,The Devon Countryside Access Forum is sending separately its Position Statements on Neighbourhood Plans and Disability Access to inform the Plan and its development.,
The neighbourhood plan is miserly in its range and aspirations and does not coincide with the whole ethos of the guidance coming from Parliament. It is an attempt to try and look like the area is engaging when in fact that engagement is almost non existent in real life. there will be massive opportunities missed in regards to government grants and other associated funding due to the short sightedness of this plan.,,In comparison to other plans the Broadclyst plan is insignificant and almost borders on a waste of time and effort.,,Also the use of a Referendum (anyone under 50% cannot progress) to select the sites has fallen foul of the rules and regulations and leaves the council open to challenge in the next steps of this plan which if it is found that the council has acted illegally in this matter will mean the whole plan could be in jeopardy.

The neighbourhood plan is written for technical specialists and not the lay reader, no effort has been taken to convert it into a document hat is accessible by everyone. ,,The consultation is poor and the questions used were directive and leading. ,,For example on page 28 the survey said that 87% of respondents agreed with the delivery of a new sports facility. However there is no denominator data, is that 87% or respondents, 87 of those who responded to that question and is that 87% statistically valid in the consultation. There was no explanation of the methodology of the surveys and nothing about the way the questions were constructed. Did the surgery test the questions for validity before using them, on who and where is the evidence of this. Were the questions written to an acceptable standard i.e. GSS or GRS methodology, or were they slanted to get the right answer from the perspective of the surveyor. ,,87% would not have responded yes of the question was do you agree to an increase in your council tax to provide more sports facilities? But there was not context for that. ,,Overall the consultation element of the pan is very very poor and would not pass even the simplest of fairness and accessibility tests,,This web form uses a light grey text against a white background and is almost impossible to read and there breaches the accessibility guidelines for consultations, as a result the consultation itself is subject too challenge as not accessible. The NP document is not easy read using alternative reader technology and there are now details of the alternate access methods on the website. ,,Overall this process is flawed and a waste of time designed to tick a box, and is subject to JR on its execution on accessibility grounds alone. Very very poor work ,,,
There needs to be a footpath/cycle way from West Clyst school to Pinhoe, the walk up Pinn Hill is presently very unpleasant.,There is a great need for more tree and bush planting, for instance the grass bank above the West Clyst school.,The council should start an initiative to encourage residents to embrace wildlife gardening.,There is a an obvious lack of planting wildflowers for pollinators in the whole area.
This document is vast, and hugely impressive. Itâ€™s the result of years of painstaking evidence gathering and gathering opinions. It seems to set a very strong course for sustainable development in a parish that has borne the brunt of the opposite over the years. Iâ€™d like to publicly thank everyone involved in its creation, and I hope other people like it too!
This is a most impressive document and well researched, showing good consultation. ,One small concern for our hamlet is with the cyclepath access in Westwood by Ashclyst cottages which is an extremely dangerous corner. Fingers crossed for much of the planning permissions which will be needed for footpaths, the new sportsground, passivhaus build, bridge over railway etc.
To tackle climate heating new build houses should be as close to "passiv haus" specs as possible.,New build in the village should be for owner occupiers only or for social housing .tenants or partial owners.,Congratulations to the Parish Council on sustain the consultation process.,,
To whom it my concernï»¿, ,,I would like to raise my concerns over the proposed pathway thought the allotment site. ,,This area is already accessible via the pathway off of Elbury Lane, which is just around the corner. ,,I understand the pathway would run at the top of the site which is near to my allotment. It would make excessing my allotment by car very difficult especially when bringing bulky items onto my plot. ,Since the BMX bike site has been reopened we have found the general public coming through the private allotment area which does compromise the security of all our allotments. ,,We also feel this would effect the peaceful secluded environment of the plots and totally not necessary and the removal of established hedgerow and risk possible damage to nearby ancient oak trees.,,Yours faithfully ,,Julie Oâ€™Toole
You have all put an enormous amount of work into this and we must congratulate you for this. A lot of the plan is clearly aspirational but it is good to have ambition. ,,We have some concerns about the suggested cycle routes through hellings Parks and Wishford farm - this area is identified in the Regional Park plan as a sensitive area of high bio-diversity, so any routes through need to be well fenced to protect the natural environment. ,,Thankyou to the Parish council for all your hard work on this project. ,,Tim and Jane Barnes