

# **Broadclyst Neighbourhood Plan**

**Basic Conditions Statement**

**21st June 2022**

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## INTRODUCTION

1. The Basic Conditions Statement has been prepared on behalf of Broadclyst Parish Council to support and accompany the Broadclyst Neighbourhood Plan's (BNDP) submission<sup>1</sup> to the Local Planning Authority, East Devon District Council (EDDC).

### Basic Conditions

2. The Neighbourhood Plan must meet a set of basic planning conditions<sup>2</sup> before it can be put to a referendum and be formally adopted. A Neighbourhood Development Plan (NDP) meets the basic conditions if:
  - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
  - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
  - the making of the neighbourhood plan contributes to the achievement of sustainable development;
  - the making of the neighbourhood plan does not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017<sup>3</sup> and
  - the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
3. The Basic Conditions Statement addresses these requirements by demonstrating that the BNDP has had regard to the National Planning Policy Framework (July 2021); is in conformity with the strategic policies identified in the Adopted East Devon Local Plan 2013 to 2031, will contribute to achieving sustainable development and does not breach, and is compatible with, EU obligations.

### The Qualifying Body

4. The BNDP is submitted by Broadclyst Parish Council, who is a qualifying body, as defined by the Localism Act 2011.

### The Neighbourhood Plan Area

5. The BNDP Neighbourhood Plan Area is the Parish of Broadclyst, East Devon. A revised BNDP Area was designated by EDDC on 20<sup>th</sup> July 2017. This superseded the previous designation of part of the Parish. A map of the designated area is included in Figure 1. The Broadclyst Neighbourhood Plan Revised Area Notice dated 13<sup>th</sup> July 2017 together with the Minutes of the East Devon Cabinet dated 13<sup>th</sup> July 2017 are attached as Appendices to this document.
6. The BNDP relates only to the Parish of Broadclyst and to no other Neighbourhood Plan area. It is the only designated area and no other Neighbourhood Plan exists or is emerging in any part of the Neighbourhood Area.

<sup>1</sup> Regulation 15 of the Neighbourhood Plan (General) Regulations 2012 (the 'regulations')

<sup>2</sup> Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990

<sup>3</sup> Schedule 2 - paragraph 8(2) (g) of Schedule 4B to the Town and Country Planning 1990 Act

## Plan Period

7. The BNDP confirms that the plan period is 2020 to 2031 to align with the Adopted East Devon Local Plan to 2031 (EDLP).

## Neighbourhood Plan Vision

8. Broadclyst Neighbourhood Plan's Vision Statement is 'Our Vision is for the parish 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'.

## Neighbourhood Plan Aims

9. The overarching purpose of the Broadclyst Neighbourhood Plan is to contribute towards the achievement of sustainable development and to enhance the quality of life for existing and future residents. The aims of the Plan were created, shared and discussed through community consultations as set out in Appendix 7 of the submitted Neighbourhood Plan. The themed Steering Groups drafted the aims using data from surveys and consultations as well as specific research and evidence they had collated and this is detailed in the Consultation Statement. The aims are statements of intent while the objectives were specific statements that define how the Plan was to achieve the aims. There is a clear 'thread' between the Vision, Aims, Objectives through to the policies and is discussed in the BNDP to achieve sustainable development. Tables in the BNDP detail where a policy seeks to meet the objectives. The objectives and aims are detailed in the table below:

Topic Area	Aims and Objectives
<b>Community Facilities</b>	<p><b>Aims</b></p> <ul style="list-style-type: none"><li>To provide a new Community Sports Hub.</li><li>To maintain and improve existing community facilities.</li><li>To provide additional community spaces for Sports, Leisure and Recreation.</li></ul> <p><b>Objectives</b></p> <ul style="list-style-type: none"><li>To protect and enhance existing community spaces, core current facilities and assets.</li><li>To provide new Community Sports Hub.</li><li>To provide a new all-weather floodlit pitch.</li><li>To assist disabled people to access sports locally.</li><li>To increase the range of outdoor and indoor sports for the community</li></ul>

Topic Area	Aims and Objectives
<p><b>Design</b></p>	<p><b>Aims</b></p> <ul style="list-style-type: none"> <li>To secure high quality development which addresses the challenges of climate change.</li> <li>To successfully integrate the built and natural environment.</li> <li>To protect historic structures, landscapes and buildings which determine the heritage character of settlements and landscapes within the Parish.</li> </ul> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To protect our heritage assets and historic landscapes in the Parish.</li> <li>To protect the historic character of Broadclyst Village and the Conservation Area.</li> <li>To encourage regeneration of historical / heritage sites so that key features are saved.</li> <li>To provide design guidance for Broadclyst Village and the small rural settlements to protect autonomy and identity.</li> <li>To ensure that design of development addresses the challenges of climate emergency.</li> <li>To support development of Passivhaus Houses and energy efficient new builds.</li> <li>To provide design frameworks to influence planning and design of new developments.</li> <li>To protect and enhance the rural character landscape of the Parish.</li> <li>To provide guidelines on the development of energy efficient buildings.</li> <li>To support refurbishment and extension of existing buildings to be more energy efficient.</li> <li>To provide design guidance on sustainable drainage.</li> <li>To support development of surface water management for existing buildings.</li> <li>To provide guidance and support for development of effective outdoor residential storage to support sustainable travel options.</li> <li>To ensure development does not have an adverse impact on the natural environment or mitigation is provided if impact is unavoidable.</li> <li>To support provision of renewable energy generation on new and existing buildings.</li> <li>To support community led renewable energy production.</li> <li>To support district heating schemes which meet a set of technical conditions</li> </ul>

Topic Area	Aims and Objectives
<p><b>Economy and Employment</b></p>	<p><b>Aims</b></p> <ul style="list-style-type: none"> <li>To expand and diversify economic development and activity within the Parish.</li> <li>To regenerate brownfield sites within the Parish.</li> </ul> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To provide new businesses in suitable locations to extend local employment opportunities.</li> <li>To support development of new buildings to provide diversification of existing farm businesses.</li> <li>To develop new micro-sized businesses throughout the Parish.</li> <li>To develop shared working space in the Parish.</li> <li>To develop start-up business which supports local opportunities or meets local needs.</li> <li>To expand development of tourism-based businesses.</li> <li>To support food and drink production businesses which link to the Parish farming heritage.</li> </ul>
<p><b>Housing</b></p>	<p><b>Aims</b></p> <ul style="list-style-type: none"> <li>To provide housing to meet local needs.</li> <li>To increase accessibility and affordability of housing for local people.</li> <li>To increase provision of self-build and live-work units.</li> <li>To support housing that provides an identified community infrastructure need.</li> <li>To ensure new houses are in line with NP design policies.</li> </ul> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure there is a supply of affordable houses in perpetuity for local people.</li> <li>To support schemes and developments which provide a specific housing mix.</li> <li>To provide guidelines for houses to be built on sites not allocated in the BNP.</li> <li>To provide new residential and mixed development sites in the Parish.</li> <li>To provide a local connection housing criterion.</li> <li>To provide houses to meet local housing needs.</li> <li>To develop the provision of self-build properties in the Parish.</li> <li>To develop the provision of live-work units in the Parish.</li> <li>To provide identified community infrastructure need.</li> <li>To ensure houses are designed to address the design policies in the Broadclyst NP.</li> </ul>

Topic Area	Aims and Objectives
<p><b>Infrastructure and Access</b></p>	<p><b>Aims</b></p> <p>To enhance the movement of people and traffic in and across the Parish.</p> <p>To increase infrastructure and provision for sustainable modes of travel.</p> <p><b>Objectives</b></p> <p>To support the development of a bridge over the Waterloo Line for cyclists and pedestrians.</p> <p>To support the provision of a pedestrian and cyclist route from Broadclyst Station to Dog village.</p> <p>To support developments which combine car park provision with sustainable energy generation.</p> <p>To ensure parking facilities provide charging facilities for e-bikes, scooters and electric vehicles.</p> <p>To develop a Parish wide infrastructure for e-bike hire and car sharing schemes.</p> <p>To ensure provision of electric charging facilities for all new builds.</p> <p>To enhance and extend existing networks and create new footpaths, cycle paths, multi paths and low traffic neighbourhoods.</p> <p>To provide cycle/footpaths to the Killerton Estate centres and a cycle network to link the centres together.</p> <p>To support and expand a sustainable electric transport network across the Parish, to include associated businesses, parking and recharging facilities.</p> <p>To provide signage to facilitate access to active travel.</p>
<p><b>Natural Environment</b></p>	<p><b>Aims</b></p> <p>To protect and enhance the natural environment and diverse habitats of the Parish.</p> <p>To protect and enhance the landscape setting of the Parish.</p> <p>To ensure development provides a net biodiversity gain.</p> <p><b>Objectives</b></p> <p>To protect existing habitat areas and protect and enhance biodiversity.</p> <p>To provide a tree replacement scheme to enhance tree cover in the Parish.</p> <p>To protect woodlands and significant trees.</p> <p>To improve natural flood management of rivers to reduce impact of flooding throughout the Parish.</p> <p>To provide support for the development of flood defence schemes.</p> <p>To protect and enhance hedgerows.</p> <p>To allocate an orchard as a local green community space.</p> <p>To protect, enhance and allocate local green spaces that have community access.</p> <p>To allocate and protect wildlife corridors and green corridors.</p>

## Neighbourhood Plan Policies

10. The table below sets out the proposed Broadclyst Neighbourhood Plan policies (Regulation 16) submission June 2022.

Policy Reference	Policy Title	What does this policy do?
<b>Community Facilities</b>		
Policy CF1	Community Sports Hub	Identifies land at Clyst Vale Community College Site for a Community Sports Hub and sets out site specific requirements to be met. If proposals, within 3 years of NP adoption do not meet all the criteria or if planning permission has been granted but development has not commenced, a suitable reserve site to meet the criteria can be developed for the use specified.
Policy CF2	New and Enhanced Sport, Recreation and Community Facilities	Supports new, enhanced, or extended indoor and outdoor sport, recreation or community facilities which meet demonstrated community need. The policy sets out assessment criteria.
<b>Design and Climate Change</b>		
Policy D1	High Quality Design	Sets out core design principles which will be expected to be demonstrated in development proposals. New development is to be designed to a high quality and have regard to Broadclyst Parish Design Code 2021 as well as EDDC Conservation Area Appraisal and East Devon Heritage Strategy.
Policy DH1	Historic Character	Seeks to ensure all new development affecting the Broadclyst Conservation Area and / or a heritage asset or its heritage landscape setting will preserve or enhance the positive attributes of significant heritage assets.  The policy sets out the criteria against which new development will be assessed.
Policy DH2	Development of Existing Buildings in and adjacent to the Conservation Area	Proposals within or adjacent to the Broadclyst Village Conservation Area will ensure the design will enhance the fabric and setting of heritage assets, and support heritage led regeneration.
Policy DH3	Historic Restoration	Proposals for part / full restoration / or enhancements to the fabric and setting of heritage assets will be supported subject to assessment criteria. Supports part or whole restoration of 4 named heritage assets listed in the policy.
Policy DC1	Energy Efficient New Buildings	Seeks to ensure a Fabric First approach to reducing carbon emissions. Supports residential dwellings with recognised high energy efficient

Policy Reference	Policy Title	What does this policy do?
		standards such as Passivhaus or a comparable standard.
Policy DC2	Increasing Energy Efficiency of Existing Buildings	Seeks to ensure the refurbishment and extension of residential properties and commercial buildings are designed to maximise energy efficiency of buildings and the use of renewable energy sources identifying an energy hierarchy of minimising energy requirements, incorporating renewable energy generation. Seeks to incorporate design considerations to reduce any adverse impacts on building aesthetics.
Policy DC3	Sustainable Drainage	Requirement to demonstrate a net reduction in surface water runoff, reduce incidents of localised flooding and to maximise water storage and controlled release. Use of DCC natural flood management, SuDS and water recycling features are supported. SuDS should be designed to increase water attenuation, enhance the local environment and provide additional benefits.
Policy DC4	Residential Storage	Requirement for design to encourage recycling, greater use of low carbon and active travel. Policy sets out storage criteria including provision of a minimum of 2 cycles per dwelling and minimum dimensions for garages.
Policy DC5	District Heating Schemes	New development served by heating schemes that produces less than 150kg of Co2 per kWh will be supported which could be provided by a Local District Housing Scheme or by alternative low carbon schemes. Supports connection of excess energy to district heating networks. New district heating scheme should not have an unacceptable impact on the local character and setting, amenities of residents and natural environment and biodiversity.
Policy DC6	Community Led Renewable Energy Production	Supports renewable energy systems which are led and supported by communities; meets the needs of and is demonstrably supported by local communities; micro hydroelectricity; solar farm (up to 5 hectares), ground source and air source heating subject to safeguarding criteria.
<b>Economy and Employment</b>		

Policy Reference	Policy Title	What does this policy do?
Policy EC1	Regeneration of Beare Farm	Supports regeneration of Grade 2 Beare Farmhouse and outbuildings for flexible commercial space for either one or a combination of offices, food and drink production and small light industrial workshops subject to safeguarding criteria including sufficient parking provision and safe access. B2 and B8 uses are not supported.
Policy EC2	Regeneration of Crannafoord Site	Supports refurbishment and selective development to provide flexible commercial uses within Use Class E(g)(i) or Use Class E(a) and E(b) subject to site specific criteria.
Policy EC3	Regeneration of Winter Gardens Site	Supports regeneration of Winter Gardens Site to provide flexible commercial space for offices and light industrial uses subject to site specific requirements. Proposals for B2, B8 and Class F1 and F2 will not be supported.
Policy EW1	Development of Work Hubs	Supports proposals for work hubs that enable the start-up and growth of micro-sized enterprises through provision of small, hot desk and incubator offices and work hubs subject to safeguarding criteria and contributing to CVRP objectives.
Policy ET1	Development of Tourism	Supports provision of tourism related to woodland, flora and fauna, rural crafts, climate change and heritage subject to safeguarding criteria and conformity with CVRP policies.
Policy ET2	Holiday Accommodation	Supports provision of holiday accommodation by conversion of existing buildings and new builds. Class C1 uses will not be supported. The policy sets out assessment criteria and conformity to CVRP policies.
Policy ET3	Camping Sites	Supports camping sites with good access to local services and facilities. The policy sets out assessment criteria and conformity with CVRP policies.
<b>Housing</b>		
Policy H1	Blackhorse Gardens Site	Allocates land for 2 live work units and 2 houses subject to policy H7 and site specific conditions.
Policy H2	Broadclyst Station: Site between Shercroft Close and Cotterell Road	Allocates land for 24 residential dwellings including affordable housing, self-build plots, market houses, children's play provision, land for a pedestrian and cycle lane and landscaping subject to site specific criteria.
Policy H3	Broadclyst Village: Heathfield site	Allocates land for no more than 16 houses subject to site specific conditions.

<b>Policy Reference</b>	<b>Policy Title</b>	<b>What does this policy do?</b>
Policy H4	Social and Affordable Housing	Requires 50% affordable housing on allocated sites (25% to be affordable tenures to include 12.5% First Homes and 12.5% affordable schemes including shared ownership and 25% to be social rent in perpetuity). The policy sets out the local connection criteria.
Policy H5	New Housing in Broadclyst Parish	New housing development for up to or around 15 should provide for the demonstrated need identified in an up to date Housing Needs Assessment.
Policy H6	Self – build	Supports single self-build / custom dwellings within or adjacent to the Built Up Area Boundary of Broadclyst village or on infill plots. Up to three infill plots within or well related to the established settlements of Broadclyst Station, Blackhorse, Tithebarn and Westclyst will be supported. Supports self-build / custom dwellings within a Community Led Development and / or Community Land Trust.
Policy H7	Development of live-work units	Supports live work units on specific site typologies and where it complies with a stated definition in full.
<b>Infrastructure and Access</b>		
Policy T1	New pedestrian and cycle route	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.
Policy T2	Pedestrian and Cycle Bridge over the Waterloo Railway line	Supports a bridge over the Waterloo – Exeter Railway line for cyclists and pedestrians subject to site specific criteria.
Policy T3	Parking Provision	The policy sets out criteria for parking including residential, non-residential, and energy generation developments.
Policy T4	Active travel infrastructure (for commuting and leisure)	Support proposals to extend and improve footpaths, cyclepaths and road cycle routes, bridleways, multi-use trails and low traffic neighbourhoods.
Policy T5	Low Carbon Travel Provision	Supports proposals for and expansion of low carbon transport network around and through the parish subject to safeguarding criteria.
<b>Natural Environment</b>		
Policy NE1	Protecting Woodland	Proposals that result in loss or damage to ancient woodlands including veteran trees will not be permitted except in exceptional circumstances. Development will not be permitted unless appropriate replacement

Policy Reference	Policy Title	What does this policy do?
		planting is agreed. Supports enhanced public access to 6 woodlands.
Policy NE2	Green Corridors	Development proposals that damage or cause deterioration of the green corridors are to provide ecological and landscaping mitigation in the form of new or enhanced corridors. Identifies 2 woodlands as green corridors where development proposals which result in the loss, damage or deterioration of the green corridors will not be permitted.
Policy NE3	Tree Replacement	Policy requires a tree replacement scheme where development would result in the removal of one or more trees. Ancient Woodland and veteran trees that have advanced senescence are included in the policy. The policy sets out criteria for the tree replacement scheme.
Policy NE4	The protection and enhancement of hedgerows	Existing hedgerows should be protected in the first instance, enhanced wherever possible and appropriately managed. Supports proposals to create new hedgerows and hedgerows that link with valuable wildlife sites. Where hedgerows are adversely affected this should be mitigated by additional appropriate planting on site.
Policy NE5	Landscape and Biodiversity	Seeks a high quality and biodiversity rich natural environment by demonstrating how a series of matters are to be addressed including the 8 landscape characteristics, using locally distinct landscaping and boundary treatment, responding positively to surrounding landscape setting and requiring biodiversity gains of at least 10%, provision of wildlife travel corridors and early on site ecological surveys and evaluation.
Policy NE6	Local Green Spaces	Identifies 5 Local Green Spaces where limited works that enhance the accessibility, biodiversity and community and/or educational value of these spaces in line with managing Green Belt. Proposals for the designation of additional local green spaces in the wider Broadclyst Parish in Blackhorse, Broadclyst Station, Tithebarn and Westclyst will be supported.
Policy NE7	Flood Management	Development proposals are expected to demonstrate how Natural Flood Management measures are accommodated and sets out schemes. If a demonstrable need is identified for engineered flood defence scheme along the 3 rivers, such schemes will be supported subject to criteria. Flood defence schemes that also provide renewable energy through micro hydro

Policy Reference	Policy Title	What does this policy do?
		schemes are supported subject to safeguarding criteria.

### Excluded Development

11. The plan cannot include policies that relate to excluded development. The Excluded development definition includes a County Matter (schedule 1 of the 1990 Act) relating to minerals development<sup>1</sup>. The BNDP does not include any 'excluded' development policies.

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<sup>1</sup> . 1990 Act 61K And Schedule 1

FIGURE 1 BROADCLYST PARISH NEIGHBOURHOOD PLAN APPROVED DESIGNATED AREA

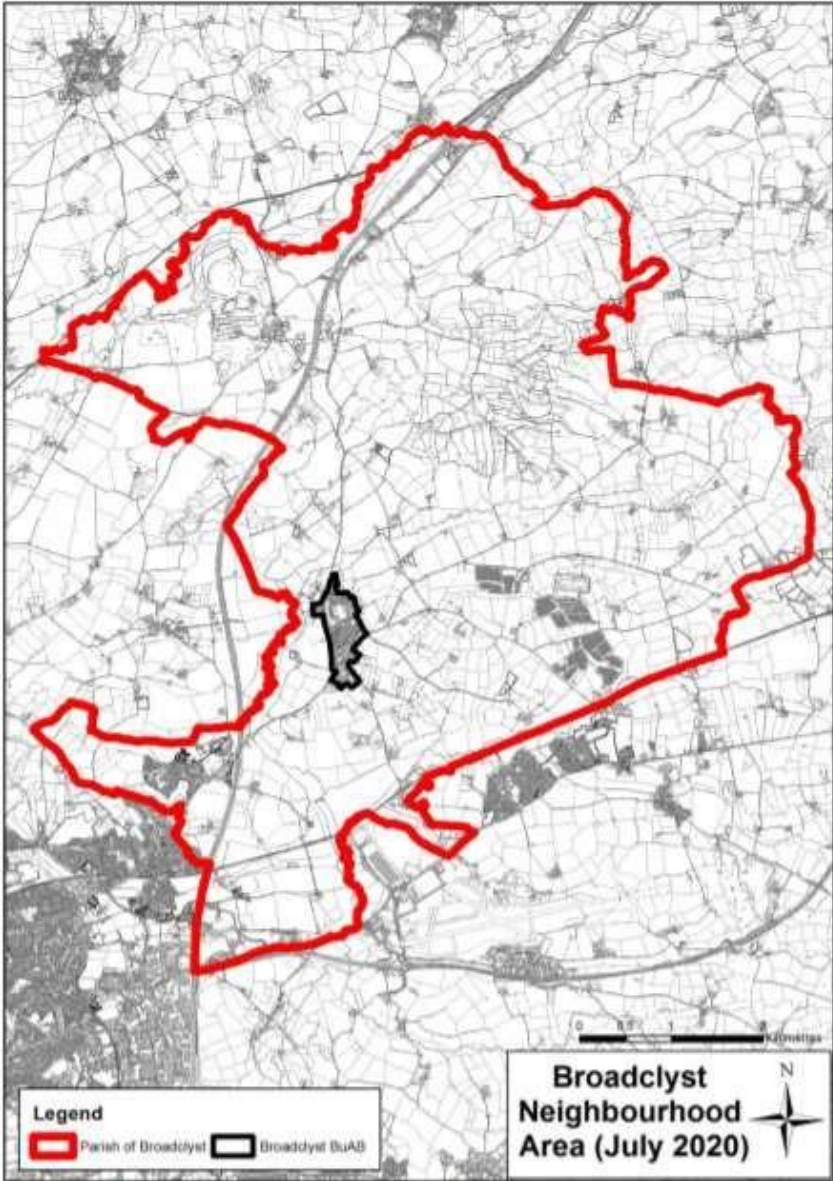


Figure 3: 2017 Designated NP Area showing Broadclyst Village BUAB

## NATIONAL PLANNING POLICY

12. The BNDP policies are required to be appropriate having regard to national planning policy. This national policy is provided by the National Planning Policy Framework (NPPF) updated and published in July 2021 but also provided by planning practice guidance and ministerial statements. This section demonstrates that the BNDP policies have been prepared having regard to the framework of July 2021. It also has regard to the planning principles contained in the most recent National Planning Practice Guidance (NPPG) published by Government in relation to the formation of Neighbourhood Plans.
  
13. The EDDC template for Basic Conditions asks for the submission to comment on the conformity of the Neighbourhood Plan to the National Planning Policy Framework. However, it is important to note that to meet the Basic Conditions, it is necessary to demonstrate that it is appropriate to make the plan having regard to the NPPF and advice contained in guidance issued by the Secretary of State. The table below sets out how the BNDP has had regard to the national policy and demonstrates that it meets this specific basis condition. The NPPF paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

Table 1: Relationship between BNDP policies and NPPF 2021

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
<b>Community Services and Facilities</b>		
Policy CF1 – Community Sports Hub	8b; 20c; 28; 84c; 92a c; 93; 99; 124	<p>Policy CF1 allocates land for a Community Sports Hub that provides a range of activities and services for members of the community.</p> <p>Policy CF1 has regard to paragraph 8b by supporting strong vibrant, healthy communities and accessible services through the allocation of site for a community sports hub. Has regard to paragraph 20c by setting out a strategy for community facilities based upon strong community engagement and technical analysis. Has regard to paragraph 28 by setting out detailed policies for the provision of infrastructure and community facilities at a local level. Has regard to paragraph 84c by supporting the sustainable growth of businesses in rural areas by including leisure developments which respect the character of the countryside. Has regard to paragraph 92 a) by promoting social interaction and enabling and supporting healthy lifestyles by planning positively for community facilities. Has regard to paragraph 93 by ensuring planning policies provide the social and recreational facilities and services the community needs. Has regard to paragraph 99 by providing sports and recreational development, the benefits of which clearly outweigh the loss of any current or former use. Has regard to paragraph 124 by taking into account the need to secure well designed, attractive and healthy places.</p>
Policy CF2 – New and Enhanced Sport, Recreation and Community Facilities	8b; 20c; 28; 84c; 92a c; 93; 99; 124	<p>Policy CF2 supports proposals that will provide new and enhanced community facilities in suitable locations across the Parish. It seeks to ensure that developments provide an overall gain to the community.</p> <p>Policy CF2 has regard to paragraph 8b by seeking to protect and provide accessible services including enhanced sport, recreation and community facilities which support strong vibrant, healthy communities. Has regard to paragraph 20c by setting out a strategy to meet the local need for community facilities. Has regard to paragraph 28 by setting out detailed policies for the provision of infrastructure and community facilities at a local level. Has regard to paragraph 84c by supporting the sustainable growth of businesses in rural areas including leisure developments which respect the character of the countryside. Has regard to paragraph 92 a) by promoting social interaction and enabling and supporting healthy lifestyles by planning positively for community facilities. Has regard to paragraph 93 by ensuring planning policies provide for the social and recreational facilities and services the community needs. Has regard to paragraph 99 by providing sports and</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
		recreational development the benefits of which clearly outweigh the loss of any current or former use. Has regard to paragraph 124 by taking into account the need to secure well designed, attractive and healthy places by setting out safeguarding criteria.
<b>Design and Climate Change</b>		
Policy D1 High Quality Design	28; 92; 124; 126-136; 190; 197	<p>Policy D1 aims to ensure that development proposals are designed in a manner that not only respects and responds positively to but also enhances the existing character of the local area and supports the creation of spaces and places that are locally distinctive, attractive and functional.</p> <p>Policy D1 has regard to paragraph 28 by setting out more detailed policies establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies led by a Design Code for Broadclyst which is based upon a detailed character assessment. Has regard to paragraph 92 by promoting social interaction through easy pedestrian and cycle connections within and between neighbourhoods, active street frontages and reducing the fear of crime. Has regard to paragraph 124 by taking into account the desirability of maintaining an area’s prevailing character and setting and securing well designed, attractive and healthy places. Has regard to paragraphs 126 to 136 by seeking to create high quality, beautiful and sustainable buildings and places. Has regard to paragraph 190 by setting out a positive design approach which respects and complements local character including the historic environment. Has regard to paragraph 197 by taking into account the desirability of new development making a positive contribution to local character and distinctiveness.</p>
Policy DH1 – Historic Character	8c; 20d; 28; 124; 126-136; 190; 194; 201; 194-208	<p>Policy DH1 seeks to protect and enhance the Conservation Area and designated and non-designated historical assets which provide an historical backdrop to the character of the Parish.</p> <p>Policy DH1 has regard to paragraphs 8c, 20d and 28 by seeking to protect and enhance the natural, built and historic environment. Has regard to paragraph 124 by taking into account the desirability of maintaining an area’s prevailing character and setting and securing policies for well designed, attractive and healthy places. Has regard to paragraphs 126 to 136 by seeking to create high quality, beautiful and sustainable buildings and places. Has regard to paragraph 190 by setting out a positive design approach which respects and</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
		complements local character including the historic environment. Has regard to paragraphs 194 to 204 by setting out policies that preserve or enhance the positive attributes of significant heritage assets.
Policy DH2 – Development of Existing building in and adjacent to the Conservation Area	8c; 20d; 28; 124; 126-136; 190; 194; 197;	<p>Policy DH2 seeks to protect and ensure that development in or adjacent to the Broadclyst Village Conservation Area is in keeping with the area and its heritage listing.</p> <p>Policy DH2 has regard to paragraph 8c and 20d by protecting and enhancing the historic environment of the Broadclyst Village Conservation Area. Has regard to paragraph 124 by taking into account the desirability of maintaining an area’s prevailing character and setting and securing well designed, attractive and healthy places. Has regard to paragraphs 126 to 136 by seeking to create high quality, beautiful and sustainable buildings and places. Has regard to paragraph 190 by setting out a positive strategy for the conservation and enjoyment of the policies for the historic environment.</p>
Policy DH3 – Historic Restoration	8c; 20d; 28; 93;124; 126 - 136; 194 - 208	<p>Policy DH3 acknowledges that part or whole restoration is supported by the local community to ensure that the Parish’s heritage is preserved for future generations.</p> <p>Policy DH3 has regard to paragraph 8c, 20d and 28 by seeking to protect and restore historic assets. Has regard to paragraph 124, 126 to 136 by taking into account the desirability of maintaining an area’s prevailing character and setting and securing well designed, attractive and healthy places. Has regard to paragraphs 194 to 208 by setting out distinctive detailed policy to be considered in terms of the impact of a proposed development on the significance of a designated heritage asset.</p>
Policy DC1 – Energy Efficient New Buildings	8c; 152; 154b; 157b	<p>Policy DC1 sets out sustainable design principles to enable all new development within Broadclyst Parish to maximise the energy efficiency of new buildings, using the best of modern design and technology to minimise the demand for energy and to maximise the supply of energy from low carbon and renewable sources.</p> <p>Policy DC1 has regard to paragraph 8c by seeking to ensure development use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy. Has regard to paragraph 152 where the BNDP supports the transition to a low carbon future. Has regard to paragraph 154b by helping to reduce greenhouse gas emissions, such as through a development’s location, orientation and design. Has regard to paragraph 157b by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
Policy DC2 – Increasing Energy Efficiency of Existing Buildings	8c; 152; 154b; 155; 157b	<p>Policy DC2 seeks to improve the energy efficiency of existing buildings and to reduce their use of fossil fuels</p> <p>Policy DC2 has regard to paragraph 8c by ensuring that development proposal on existing buildings use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy by requiring development proposals to include renewable energy capability and to reduce reliance on carbon-based energy sources in order to mitigate against global warming. Has regard to paragraph 152 where the planning system should support the transition to a low carbon future in a changing climate. Has regard to paragraph 154b by helping to reduce greenhouse gas emissions, such as through a development’s location, orientation and design. Has regard to paragraph 155 by providing a positive strategy for energy from renewable, low carbon energy and heat. Has regard to paragraph 157b by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p>
Policy DC3 – Sustainable Drainage	8c; 20b;28; 124; 152; 159-169	<p>Policy DC3 seeks to promote exemplary sustainable drainage and water management practices across all new development.</p> <p>Policy DC3 has regard to paragraph 8c by providing a policy which seeks mitigation and adaption to climate change. Effective drainage systems contribute to the sustainability of development and improve the places and spaces where people live, work and play by balancing the different opportunities and climatic challenges that influence urban design and the development of communities. Has regard to paragraph 20b by providing a policy which set out the approach to water supply, waste water and flood risk. Has regard to paragraph 28 where BNDP sets out in more detail, a policy for the provision of infrastructure at a local level. Has regard to paragraph 124 by ensuring planning decision take into account the availability and capacity of infrastructure and services. Has regard to paragraph 152 by taking full account of flood risk, minimises vulnerability and improve resilience to climate change. Has regard to paragraph 159 to 160 – Planning and Flood Risk by ensuring that flood risk is not increased elsewhere.</p>
Policy DC4 – Residential Storage	8b and c; 85; 92; 104; 106d; 152; 155-159	<p>Policy DC4 seeks to promote a design-led approach to electric, and non-electric cycle and mobility-aid use and storage and the storage of refuse and recycling (bins).</p> <p>Policy DC4 has regard to paragraph 8b by seeking to ensure healthy communities promote active travel and safeguard natural resources ensuring they are used prudently by supporting recycling, minimising wate and</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
		pollution. Has regard to paragraph 85 by improving the sustainability of locations by improving access to cycling. Has regard to paragraphs 92, 104, and 106d by promoting healthy, inclusive and safe places by encouraging cycling. Has regard to paragraphs 152, 155 to 159 by supporting transition to a low carbon future.
Policy DC5 – District Heating Schemes	8c; 152; 155-158	<p>Policy DC5 supports low carbon District Heating Schemes.</p> <p>Policy DC5 has regard to paragraph 8c and paragraph 152 by setting out a policy which seeks to mitigate and adapt to climate change by supporting the development of a variety of heating schemes across the Parish which supports a transition to a low carbon future. Has regard to paragraphs 155-158 by supporting the use and supply of renewable and low carbon energy and heat and provides a positive strategy for energy from these sources. It maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts).</p>
Policy DC6 – Community Led Renewable Energy Production	8c; 152; 155-158	<p>Policy DC6 supports development of sustainable community scale renewable energy systems in the Parish.</p> <p>Policy DC6 has regard to paragraphs 8c and 152 by providing a positive approach to mitigating and adapting to climate change and by supporting community led renewable energy production that supports moving to a low carbon economy, improving resilience and self-sufficiency. Has regard to paragraphs 155-158 by supporting the use and supply of renewable and low carbon energy and heat and provides a positive strategy for energy from these sources. It maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts).</p>
<b>Economy and Employment</b>		
Policy EC1 Regeneration of Beare Farm	8a; 11; 28; 29; 35; 80; 81-85; 89; 208	Policy EC1 seeks regeneration of a Grade 2 farmhouse and its farm buildings at Beare Farm through refurbishment and selective development to create enterprise space and parking. The policy has regard to the framework by enabling the sustainable growth and expansion of businesses in a rural area, both through the conversion of existing buildings, including the listed farmhouse, and well-designed new buildings; the policy promotes the development and diversification of an agricultural rural business and promotes sustainable economic development which respect the character of the countryside and has regard to the Stratton Creber report which suggest the site could form part of an attractive scheme. As inalienable land owned by the National Trust, the listed buildings and the conversion of existing brick building on the site will be converted

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
		<p>and developed within the constraints posed by the National Trust statutory purpose, as set out in the 1907 National Trust Act, which is to conserve places of historic interest or natural beauty which it holds for the benefit of the Nation.</p> <p>Policy EC1 has regard to and conforms with paragraph 8a – sustainable development - by supporting the regeneration of Beare Farm that will help build a strong, responsive and competitive economy, ensuring that sufficient land of the right type is available in the right place and at the right time to support growth and innovation in the area. The policy has regard to and conforms with paragraph 11 by promoting the reuse and regeneration of Beare Farm as a sustainable pattern of development, that seeks to meet the development needs of the area, aligns growth and infrastructure, improves the environment and promotes active travel.</p> <p>In setting out a detailed policy for the regeneration of Beare Farm, as an employment site, the policy has regard to and conforms with paragraphs 28 and 29 by developing a shared vision for the Neighbourhood Plan Area shaping, directing and delivering sustainable development to support new jobs and business. Has regard to paragraph 81 to 85, and 89 by creating conditions at Beare Farm to support a prosperous rural economy where businesses can invest, expand and adapt, supporting economic growth and productivity, specifically supporting the use of previously developed land, beyond settlements and by providing jobs closer to where people live. Paragraph 85 recognises that sites to meet local business needs may be in locations that are not well served by public transport but that opportunities should be taken to exploit opportunities to make a location more sustainable.</p> <p>The Scoping Opinion on Viability Report 2022 (Appendix 36) concludes that if the site were to be brought forward on a commercial basis, it is likely that the costs of developing for the intended uses would be greater than the commercial revenue to be gained from commercial occupiers. However, it is recognised that the site and its owners are in a unique position whereby the buildings form an under-utilised asset that could be used to increase revenue from food grown on the Estate. There is therefore a value-added to any proposals brought forward that is not possible to reflect in the viability assessment. The policy therefore has had regard to paragraph 35 in considering the effectiveness and deliverability of the proposal.</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
		The policy has regard to paragraph 208 by securing the long term benefits by safeguarding the listed farmhouse and which would secure the future conservation of a heritage asset and its setting.
Policy EC2 Regeneration of Crannaford Site	8a; 11; 28; 29; 35; 81-85; 89	<p>Policy EC2 seeks to achieve regeneration of warehouse buildings, currently occupied by an MOT and service garage and a former country supplies outlet, through refurbishment and appropriate development to create enterprise space and parking.</p> <p>The policy has regard to and is in conformity with NPPF as it enables small scale rural development promoting sustainable growth and expansion of businesses in rural areas, through conversion of existing buildings and well-designed new buildings; by promoting the development and diversification of agricultural rural businesses and promoting sustainable rural enterprises which respect the character of the countryside. This policy has regard to the Stratton Creber report, the BNDPs economic priorities, the Strategic Environmental Assessment (SEA), the Site Options Report and the weight of public support.</p> <p>Policy EC2 has regard to paragraphs 8a, 11, 28 and 29 by supporting regeneration of a brownfield site that will help build a strong, responsive and competitive economy, ensuring that sufficient land of the right type is available in the right place and at the right time to support growth in the area reflecting community aspirations and a shared vision for the Neighbourhood Plan Area.</p> <p>The Scoping Opinion on Viability Report 2022 (Appendix 36) concludes that the viability of this site is governed by the extent of structural change to the site. A light touch re use of existing buildings and allowing for limited refurbishment would be capable of being a viable development. Policy EC2 has therefore had regard to paragraph 35.</p> <p>Has regard to paragraphs 81 to 85 by creating a policy framework at Crannaford where businesses can invest, expand and adapt, supporting economic growth and productivity, specifically on previously developed land (paragraph 85) whilst recognising that sites such as Crannaford may be beyond existing settlements and are not well served by public transport.</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
Policy EC3 Regeneration of Winter Gardens Site	8a; 11; 28; 29; 35;81-85; 89	<p>Policy EC3 seeks to achieve regeneration of part of Winter Gardens farm buildings through refurbishment and new development to create enterprise space and parking.</p> <p>Policy EC3 has regard to paragraphs 8a, 81 to 85, and 89 by providing regeneration of a brownfield site, both through conversion of existing buildings and well-designed new buildings. The policy will help build a strong, responsive and competitive economy, ensuring that sufficient land of the right type is available in the right place and at the right time to support growth in the area with support for agricultural or rural theme. The policy has regard to paragraph 11 by promoting the reuse and regeneration of a site, close to community facilities with good public transport links for small scale rural development. Has regard to paragraphs 28 and 29 by setting out a detailed policy and developing a shared vision for the Neighbourhood Plan Area which recognises the need to bring jobs closer to where people live.</p> <p>The policy has regard to paragraph 35 considered the effectiveness and deliverability of the policy in the plan period. The Scoping Opinion on Viability Report 2022 (Appendix 36) reported that based on modelling carried out, and again assuming a refurbishment scheme rather than wholesale new build, then an office development would provide the greatest return. A change of use within the existing buildings for light industrial uses, with a light touch refurbishment, generates a land value which could be marginally viable. It is likely that any change of use will be brought forward in a phased way, rather than wholesale redevelopment of the site given the opportunity offered in the existing buildings.</p>
Policy EW1 Development of Work Hubs	8c; 81-85	<p>Policy EW1 seeks to support the development of work hubs within the Parish to enable a shared working space for residents.</p> <p>Policy EW1 has regard to paragraph 8c by supporting work hubs across the Neighbourhood Plan Area that will help build a strong, responsive and competitive economy, ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation in the area. It supports the community to move towards being less of a dormitory of Exeter, decreasing commuting and improving sustainability. Has regard to paragraphs 81 to 85 by ensuring that business spaces, such as work hubs, meet local business and community needs in rural areas, in proximity to centres of population, in proximity to sustainable travel options (such as the Clyst Valley Trail) and are of a scale proportionate to the size and scope of the location.</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
Policy ET1 Development of Tourism	8c; 84	<p>Policy ET1 promotes and supports expansion and improvement of tourism within the Parish.</p> <p>Policy ET1 has regard to paragraph 8c and 84 by supporting a prosperous rural economy by setting out a locally distinctive policy, relevant to the characteristics of the Neighbourhood Plan Area, supporting sustainable rural tourism and developments which respect the character of the countryside. Safeguarding criteria ensure that the development is sensitive to its surroundings.</p>
Policy ET2 Holiday Accommodation	84	<p>Policy ET2 seeks to increase the range and quality of holiday accommodation available in the Parish.</p> <p>Policy ET2 has regard to paragraph 84 by promoting tourism accommodation proposals which respect the character of the countryside. Safeguarding criteria ensures that the development is sensitive to its surroundings and in sustainable locations, in close proximity to settlements or existing buildings.</p>
Policy ET3 Camping	84	<p>Policy ET3 seeks to develop camping provision across the Parish.</p> <p>Policy ET3 has regard to paragraph 84 by promoting camping sites which have good access to local services and facilities, and respect the character of the countryside. Safeguarding criteria ensure that the development is sensitive to its surroundings and in sustainable locations, in close proximity to settlements or existing buildings.</p>
<b>Housing</b>		
Policy H1 Blackhorse Gardens site	8b; 35; 61-65; 69; 70; 79; 124	<p>Policy H1 supports small development at Blackhorse to provide two live-work units and two further houses.</p> <p>Policy H1 has regard to paragraph 8b, 61, 65 and 70 by allocating a site for housing that contributes towards a sufficient number and range of homes to meet the needs of present and future generations identified in the Housing Needs Survey, which includes live work units, in one of the larger settlements within the Parish. Has regard to paragraph 79 by providing a site where it will maintain and enhance the vitality of the rural community. Has regard to paragraph 124 by ensuring the scale of the development makes efficient use of land whilst considering the desirability of maintaining the area's prevailing character and setting and the importance of well designed, attractive and healthy places confirmed in the SEA and the Site Options Report.</p> <p>The Scoping Opinion on Viability Report 2022 (Appendix 36) concludes that Policy H1 is considered to be viable taking on board national and local policy and therefore has regard to paragraph 35.</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
Policy H2 Broadclyst Station: Site between Shercroft Close and Cotterell Road	8b; 35; 61-65; 69; 70; 79 – 80; 124	<p>Policy H2 provides 12 affordable houses, 5 self build plots, 7 open market houses, a children’s play area and land for part of the Exeter to Cranbrook cycle route.</p> <p>Policy H2 has regard to paragraph 8b by allocating Broadclyst for housing that contributes towards a sufficient number and range of homes to meet the needs of present and future generations identified in the Housing Needs Survey in one of the larger settlements in the Parish. This includes the provision of self build plots and affordable housing. Additionally, it has regard to paragraph 8b as it ensures that this development will add land of amenity importance, recreational value and opportunities for active travel in the provision of a LEAP and a cycle path to Exeter and Cranbrook which will be a significant gain to Broadclyst Station which presently has no community facilities. Has regard to paragraph 61 to 65 by ensuring that the allocation meets the housing need and is reflected in planning policy. By allocating land for housing in the Neighbourhood Plan on small sites the policy has regard to paragraph 70. Has regard to paragraphs 79 by providing a site where it will maintain and enhance the vitality of the rural community. Has regard to paragraph 124 by ensuring the scale of the development makes efficient use of land whilst considering the desirability of maintaining the area’s prevailing character and setting, the impact upon local heritage, the importance of well designed, attractive and healthy places and the provision of community infrastructure confirmed in the SEA and the Site Options Report.</p> <p>The Scoping Opinion on Viability Report 2022 (Appendix 36) concludes that there is sufficient scope for policy H2 to bring forward a viable scheme taking on board the tenure mix, affordable housing requirements and infrastructure contributions required by national and local policy. The provision of a LEAP and land for the Cranbrook to Exeter cycle route are to be taken into consideration in site viability. Policy H2 has therefore had regard to paragraph 35.</p>
Policy H3: Broadclyst Village: Heathfield Site	8b; 20a; 35; 61-65; 69; 70; 72; 78 – 80; 124	<p>Policy H3 provides houses on a site close to Dog Village in Broadclyst Village.</p> <p>Policy H3 has regard to paragraph 8b by allocating the Heathfield site so that it contributes towards a sufficient number and range of homes to meet the needs of present and future generations in line with the Housing Needs Survey within a location adjacent to a larger village which has a good range of services for its immediate residents and a wider rural catchment. Has regard to paragraph 61 to 65, by boosting the supply of housing, and ensuring that the allocation for housing meets the housing need and is reflected in planning policy. By</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
		<p>allocating land for housing in the Neighbourhood Plan on small sites the policy has regard to paragraph 70. Has regard to paragraphs 79 by providing a site where it will maintain and enhance the vitality of the rural community on the edge of Dog Village. Has regard to paragraph 124 by ensuring the scale of the development makes efficient use of land whilst considering the desirability of maintaining the area’s prevailing character and setting and the importance of well designed, attractive and healthy places.</p> <p>The Scoping Opinion on Viability Report 2022 (Appendix 36) concludes that there is sufficient scope for policy H3 to bring forward a viable scheme taking on board the tenure mix, affordable housing requirements and infrastructure contributions required by national and local policy. Policy H3 has therefore had regard to paragraph 35.</p>
Policy H4 Social and Affordable Housing	8b; 62-64;	<p>Policy H4 ensures that all new residential development in the sites allocated in the NP meets the local demand for affordable housing and the provision of affordable housing for locals in perpetuity on allocated sites.</p> <p>Policy H4 has regard to paragraph 8b by supporting strong, vibrant and healthy communities by securing homes that meet the needs of present and future generations. Has regard to paragraph 62 by ensuring the tenure of housing meets the needs of those who require affordable housing within the Neighbourhood Plan Area and then wider parish grouping and then the district. Has regard to paragraph 63 by setting out the type of affordable housing needed. Has regard to paragraph 64 by requiring affordable housing on major sites.</p> <p>The BNDP sets out in detail how the policy has regard to planning guidance on First Homes requirements for 25% of all affordable housing secured through planning obligations as First Homes and the EDDC First Home Interim Guidance approved in February 2022. The policy also has regard to paragraph 008 of First Homes guidance which allows Neighbourhood Plans to apply eligibility criteria.</p>
Policy H5 New Housing in Broadclyst Parish	8b; 61; 62; 78 – 80; 124	<p>Policy H5 seeks to inform the development of new housing on non-allocated sites within Broadclyst Parish.</p> <p>Policy H5 has regard to paragraph 8b by ensuring that new housing development meets the needs of present and future generations. Has regard to paragraph 61 by ensuring that further development in Broadclyst parish, beyond that allocated in the plan, takes into consideration the current imbalance of housing stock and tenure</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
		and any future development is informed by a local housing needs assessment. It will ensure that the plan promotes the principles of sustainable development whilst meeting its housing needs. Has regard to paragraph 62 by ensuring the size, type and tenure of housing meets the needs of those who require housing, as identified in the Housing Needs Assessment, within the Neighbourhood Plan Area. Has regard to paragraphs 78-80 Rural Housing by ensuring further development meets local housing needs.
Policy H6 Self-Build	62; 69c	<p>Policy H6 conforms to paragraph 62 by supporting self-build and custom dwellings within or adjacent to the Broadclyst built up area boundary.</p> <p>Has regard to paragraph 69c by supporting infill or windfall sites as part of the housing requirement and up to three infill plots within or well related to 4 established settlements and in scale with the surrounding properties and settlement.</p>
Policy H7 Development of Live-Work Units	8c; 78; 81-85	<p>Policy H7 supports the development of work live units across the parish.</p> <p>Has regard to paragraphs 8c, 81 to 85 by ensuring that live work units make a contribution to meeting local business and community needs by supporting development on brownfield sites, infill plots, re use of suitable rural and agricultural building and the allocated site H1.</p>
<b>Infrastructure and Access</b>		
Policy T1 New Pedestrian and Cycle Routes	92; 100; 104c; 106d	<p>Policy T1 supports the development of a new access route from Broadclyst Station to Broadclyst Village and therefore has regard to paragraph 92b by seeking to ensure a safe and accessible cycle and pedestrian routes.</p> <p>Has regard to paragraph 100 by enhancing public rights of way and access, taking opportunities to provide better facilities for users. Has regard to paragraph 104c by promoting opportunities for walking and cycling to key destinations. Has regard to paragraph 106 d by providing attractive and well designed walking and cycling networks.</p>
Policy T2 Pedestrian and Cycle Bridge	92; 100; 104c; 106d	Policy T2 supports the development of a bridge for cyclists and pedestrians over the Waterloo - Exeter railway line.

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
over Waterloo Railway Line		Policy T2 has regard to paragraph 92b by seeking to secure a safe and accessible cycle and pedestrian bridge over the Waterloo – Exeter Railway line to enable people to safely access Broadclyst Station, Cranbrook, Cranbrook railway station from the north and centre of the Parish. Has regard to paragraph 100 by enhancing public rights of way and access taking opportunities to provide better facilities for users. Has regard to paragraph 104 c by promoting opportunities for walking and cycling to key destinations detailed in the supporting justification in the BNDP. Has regard to paragraph 106 d by providing an attractive and well designed walking and cycling network.
Policy T3 Parking Provision	104; 106d; 107; 112	<p>Policy T3 seeks to ensure parking provision both residential and commercial across the Parish supports more sustainable modes of transport.</p> <p>Policy T3 has regard to paragraph 104 by ensuring transport issues, in this case parking, is considered at the earliest stages of development proposals and as such are integral to the design of schemes. Has regard to paragraph 106 d by including secure cycle parking within a development. Has regard to paragraphs 107 and 112 by ensuring an adequate provision of spaces with charging points for electric or low emission vehicles.</p>
Policy T4 Active Travel Infrastructure (for commuting and leisure)	92; 100; 104c; 106 c/d; 112	<p>Policy T4 seeks to support proposals to extend existing and deliver new routes for use by pedestrians, cyclists, mobility vehicles and horse riders across the Parish.</p> <p>Policy T4 has regard to paragraph 92b by seeking to ensure a safe and accessible cycle and pedestrian routes across the parish. Has regard to paragraph 100 by enhancing public rights of way and access taking opportunities to provide better facilities for users. Has regard to paragraph 104c by identifying and protecting existing footpaths and cycle routes and paragraph 104d by promoting opportunities for multi-use trails. Has regard to paragraph 106 d by providing attractive and well designed walking, cycling, bridleway and multi trail networks. Has regard to paragraph 112 by seeking to secure low traffic neighbourhoods, giving priority to pedestrian and cycle movements.</p>
Policy T5 Low Carbon Travel Provision	8; 153; 154	<p>Policy T5 seeks to develop a low carbon travel network across Broadclyst Parish.</p> <p>Policy T5 has regard to paragraph 8c by seeking to ensure the prudent use of natural resources, mitigating and adapting to climate change by supporting the expansion of the low carbon network. Has regard to paragraph 153 taking a proactive approach to mitigating and adapting to climate change.</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
<b>Natural Environment</b>		
Policy NE1 Protecting Woodland	8c; 124; 130; 174; 179; 180	<p>Policy NE1 seeks to protect and enhance woodland within the Parish.</p> <p>Within the NPPF there are sections where the natural environment is highlighted, with selection, conservation, enhancement and protection being advocated and is a key principle for achieving sustainable development. There is clear recognition within the BNDP and policy NE1 of the value that the natural environment provides.</p> <p>Policy NE1 has regard to paragraph 8c and 180 by protecting and enhancing the natural environment, in this instance ancient woodlands and veteran trees, and 6 woodlands that are highly valued by the local community. Has regard to paragraphs 124 and 130 by ensuring development takes into account the desirability of maintaining an area's prevailing character, its setting, is sympathetic to the local character and history, by safeguarding woodlands and appropriate replanting where necessary. Has regard to paragraphs 174 and 179 by protecting and enhancing valued landscapes and sites of biodiversity value which are seen as priority habitats.</p>
Policy NE2 Green Corridors	8c; 174; 179	<p>Policy NE2 identifies different types of green corridors which provide a rich landscape and habitat and the policy seeks to protect, enhance and develop such green corridors.</p> <p>Policy NE2 has regard to paragraph 8c by protecting and enhancing the natural environment by identifying and protecting green corridors which are of significant value to the community. Has regard to paragraph 174 by protecting and enhancing valued landscapes, sites of biodiversity and recognising the intrinsic character and beauty of the countryside including trees and woodlands. Has regard to paragraph 179 by identifying, mapping and safeguarding Green Corridors with components of local wildlife rich habitats and wider ecological networks.</p>
Policy NE3 Tree Replacement	8c; 174; 179; 180	<p>Policy NE3 seeks to enhance woodland and the tree coverage across the Parish.</p> <p>Policy NE3 has regard to paragraphs 8c and 180 by protecting and enhancing the natural environment by promoting tree replacement schemes where development would result in the loss of one or more trees. Has regard to paragraph 174 by recognising the benefits of trees and woodlands which are a strong feature of the</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
		Parish Landscape. Has regard to paragraph 179 by promoting the restoration and enhancement of priority habitats, ecological networks and opportunities for measurable net gains in biodiversity.
Policy NE4 The Protection and Enhancement of Hedgerows	8c; 124; 130; 174; 179	<p>Policy NE4 seeks to protect and enhance hedgerows across the Parish.</p> <p>Policy NE4 has regard to paragraph 8c by protecting and enhancing the natural environment in this instance the protection and enhancement of hedgerows which have been a defining feature and a distinctive landscape characteristic of the Parish. Has regard to paragraphs 124 and 130 by ensuring development takes into account the desirability of maintaining an area's prevailing character, in this instance existing hedgerows and providing enhancements wherever possible. Has regard to paragraphs 174 and 179 by protecting and enhancing landscape character and sites of biodiversity value which are valuable wildlife sites.</p>
Policy NE5 Landscape and Biodiversity	8c; 124; 130; 174; 179	<p>Policy NE5 seeks to protect and maintain Broadclyst Parish's' unique natural environment of diverse habitats and biodiversity.</p> <p>Policy NE5 has regard to paragraph 8c by seeking to protect and enhance eight landscape characters which are considered to contribute to a high quality and biodiversity rich natural environment. Has regard to paragraphs 124 and 130 by ensuring development takes into account the desirability of maintaining an area's prevailing character, its setting, is sympathetic to the local character and history, by retaining the existing landscape characteristics, using locally distinct landscaping and boundary treatments. Has regard to paragraphs 174 and 179 by protecting and enhancing valued landscapes identified in the East Devon and Blackdown Hills Landscape Character Assessment and requiring biodiversity gains on all development.</p>
Policy NE6 Local Green Spaces	92c; 101-103;	<p>Policy NE6 seeks to protect important local green spaces from inappropriate development.</p> <p>Policy NE6 has regard to paragraph 92 which seeks to support and enable healthy lifestyles through the provision of safe and accessible green infrastructure. Has regard to paragraphs 101 to 103 by taking the opportunity to identify 5 sites and designate them as Local Green Spaces which are of particular importance to the local community and are most valued. The sites have been assessed against the NPPF criteria and satisfy the full criteria. Development within these sites will be in line with locally defined criteria and Green Belt policy. The BNDP allocates further housing and employment development and the allocation of Local Green Spaces is in accordance with the principles of sustainable development.</p>

Broadclyst Neighbourhood Plan Policy	Related NPPF Reference	Comment on how the BNDP has regard to NPPF
Policy NE7 Flood Management	8c; 20b;28; 120b; 124; 152; 156 159-169	<p>Policy NE7 seeks to improve river and stream management to reduce the impact of flooding and water quality in Broadclyst Parish where areas of high risk are most concentrated on eastern sides of the Plan Area.</p> <p>Policy NE7 has regard to paragraph 8c by providing a policy which seek to ensure development provides mitigation and adaption to the increased threat of flood risks associated with climate change. Has regard to paragraph 20b by providing a policy which sets out the approach and response to flood risk by supporting natural flood management measures that lower the risk of flooding and increase the land’s natural water holding capacity. Has regard to paragraph 28 where Neighbourhood Plans can set out in more detail, policies for the provision of infrastructure at a local level and setting out development management policies to ensure new development provides Natural Flood Measures in the process of mitigation. Aligns with paragraph 120 by recognising that land can perform many functions including flood risk mitigation. Has regard to paragraph 124 by ensuring planning decision take into account the availability and capacity of infrastructure and services. Has regard to paragraph 152 by preparing a policy that takes full account of flood risk, minimises vulnerability and improve resilience to climate change. Has regard to paragraph 159 to 160 – Planning and Flood Risk by ensuring that flood risk is efficiently managed through Natural Flood Management. Has regard to paragraph 156 which supports renewable or low carbon energy such as micro hydro schemes.</p>

## EAST DEVON LOCAL PLAN 2013 to 2031

14. The BNDP must be in general conformity with the strategic policies in the Local Development Plan for the area of the authority. Additionally, the Neighbourhood Plan must support the delivery of the strategic policies in the Development Plan and should shape and direct development that is outside of these strategic policies<sup>2</sup>.
15. The adopted Development Plan for East Devon comprises East Devon Local Plan to 2013 to 2031 adopted on 28<sup>th</sup> January 2016, made Neighbourhood Plans and Devon Minerals and Waste Plan. The development plan is also supported by Supplementary Planning Documents.
16. The strategic policies are as set out in 'Strategy policies' in the East Devon District Council Local Plan.
17. Whilst Neighbourhood Plan policies should align with and support the delivery of those policies, neighbourhood plan policies can provide more distinctiveness, definition or finer grain of detail by applying them to specific sites or relating them specifically to Broadclyst.
18. The table below shows the relationship between the most relevant strategic policies in the East Devon Local Plan and the relevant BNDP policies.

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<sup>2</sup> Paragraph 13 of the National Planning Policy Framework

Table 2: Conformity between BNDP policies and Strategic Policies in the East Devon Local Plan 2013 to 2031

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
<p>Policy CF1 Community Sports Hub</p>	<p>Strategy 3 Strategy 4 Strategy 5B Strategy 6 Strategy 7 Strategy 10 Strategy 27 RC2 RC5 RC6 RC7</p>	<p>Policy CF1 is in conformity with Strategy 3 by including a policy for a new community sports hub that will promote social wellbeing through additional sports and recreation facilities to meet the needs of the local community.</p> <p>Policy CF1 supports the implementation of Strategy 4 which seeks to match jobs, homes, education and social and community facilities. Policy CF1 supports this policy by seeking additional sports and recreation facilities in a location close to the community it serves.</p> <p>Policy CF1 supports a community sports hub at a sustainable location which allows for efficient, safe and accessible means of transport with overall low impact upon the environment in conformity with Strategy 5B.</p> <p>Policy CF1 is in conformity with Strategy 6 by taking the opportunity to identify a Community Sports Hub adjacent to the Built Up Area Boundary. Strategy 6 states that built up areas are defined around settlements that are considered appropriate to accommodate growth and development. However, where a local community prepares a Neighbourhood Plan, it may specifically allocate sites or criteria based policies promoting development beyond the boundary. The supporting justification to policy CF1 sets out the extensive research and sites analysis which supports the allocation for this important community asset close to the community that it serves. Strategy 6 states the provision to allocate sites through a Neighbourhood Plan supersedes relevant constraints set out in Strategy 7 – Development in the Countryside and other constraint policies. Policy CF1 is therefore in conformity with Strategy 7 and sets out safeguarding criteria, which ensures that development would not harm the distinctive landscape, amenity and environmental qualities of the area.</p> <p>Policy CF1 is in conformity with Strategy 10 – Clyst Valley Regional Park which states that no development will be allowed in the designated area unless it will clearly achieve valley park specific objectives for people and wildlife. In Appendix 25 and Figure 19 of the BNDP submission, the site is assessed in relation to each of the objectives in the CVRP masterplan and is shown to be in line with the principles set out in Strategy 10 of the EDLP.</p> <p>Policy CF1 is in conformity with Strategy 27 by promoting community led development justifying how and why, in the local context the development would promote the objectives of sustainable development. The supporting text to Policy CF1 sets out the significant social, economic and environmental benefits of a new community sports hub supported by the local community.</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
Policy CF2 New and Enhanced Sport, Recreation and Community Facilities	Strategy 3 Strategy 4 Strategy 5B RC1 RC2 RC5 RC6	<p>Policy CF2 is in conformity with Strategy 3 by including a policy that promotes social wellbeing through additional sports, recreation and community facilities to meet the needs of the local community.</p> <p>Policy CF2 supports development by encouraging active travel for pedestrians and cyclists with overall low impact upon the environment in conformity with Strategy 5B.</p> <p>Strategy 4 seeks to match jobs, homes, education and social and community facilities. Policy CF2 is in conformity with Strategy 4 by supporting additional sports, recreation and community facilities to meet the demonstrated needs of the local community.</p>
Policy D1 High Quality Design	Strategy 3 Strategy 5B Strategy 38 Strategy 48 D1	<p>Policy D1 is in conformity with Strategy 3. Policy D1 sets core design principles which will be expected to be demonstrated in development proposals. New development is to be designed to a high quality responding to the distinctive character of Broadclyst parish to conserve and enhance the environment, a key tenet of Strategy 3. A key objective of Policy D1 is to ensure development does not have an adverse impact on the natural environment. Policy D1 promotes social wellbeing by ensuring development does not create ‘bad neighbour’ issues.</p> <p>Policy D1 seeks to ensure efficient, safe and accessible means of transport, enhancing existing, and giving priority to, pedestrian and cycle networks with overall low impact upon the environment in conformity with Strategy 5B.</p> <p>Policy D1 is in conformity with Strategy 38 by seeking to support sustainable design and construction and Strategy 48 by seeking local distinctiveness and local design standards in the built environment. In this regard, Policy D1 specifically requires development to be designed to have regard to the Broadclyst Design Code 2021, guidelines and principles provided by EDDC Conservation Area Appraisal and the East Devon Heritage Strategy.</p>
Policy DH1 Historic Character	Strategy 3 Strategy 5 Strategy 48 Strategy 49 D1 EN8 EN9 EN10	<p>Policy DH1 supports and is in conformity with Strategy 3 and 5 by seeking to conserve and enhance natural historic and built environmental assets. Policy DH1 seeks to preserve and enhance Broadclyst Conservation Area and heritage assets and their landscape settings in conformity with Strategy 5 ensuring all development proposals contribute to the delivery of sustainable development.</p> <p>Policy DH1 is in conformity with and supports the implementation of Strategy 48 by seeking local distinctiveness in the built environment and Strategy 49 by seeking to conserve and enhance the physical and cultural heritage of the district.</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
Policy DH2 Development of Existing Buildings in and Adjacent to the Conservation Area	Strategy 3 Strategy 5 Strategy 48 Strategy 49 D1 EN8 EN9 EN10	<p>Policy DH2 is in conformity with Strategy 3 and 5 by seeking to ensure development enhances the fabric and setting of heritage assets in the Broadclyst Conservation Area.</p> <p>By ensuring development enhances the fabric and setting of heritage assets in the Conservation Area, Policy DH2 is conformity with and supports the implementation of Strategy 48 by seeking local distinctiveness in the built environment and Strategy 49 by seeking to conserve and enhance the physical and cultural heritage of the district and the contribution that historic places make to the economic and social wellbeing of the population.</p>
Policy DH3 Historic Restoration	Strategy 3 Strategy 5 Strategy 48 Strategy 49 D1 EN8 EN9	<p>Policy DH3 is in conformity and supports the implementation of Strategy 3 and 5 by setting out a criteria based policy which requires development to provide an assessment of how the development fits with the specific heritage characteristics and ensures that the fabric and setting of heritage assets offers a specific and measurable improvement to the historical integrity of the structure or its setting.</p> <p>By seeking enhancements to the fabric and setting of heritage assets, Policy DH3 supports Strategy 48 by seeking local distinctiveness in the built environment and Strategy 49 by conserving and enhancing the heritage of the parish recognising the contribution that historic places make to the economic and social wellbeing of the population.</p>
Policy DC1 Energy Efficient New Buildings	Strategy 3 Strategy 38	<p>Policy DC1 is in conformity with Strategy 3 – prudent use of natural resources. Policy DC1 is in conformity with and strongly supports the implementation of Strategy 3 by ensuring a fabric first approach and supporting high energy efficient standards.</p> <p>Policy DC1 is in conformity with Strategy 38 by seeking to support sustainable design and construction, setting out support for development that focuses on reducing carbon emissions by adopting high energy efficient standards such as PassivHaus or a similar standard.</p>
Policy DC2 Increasing Energy Efficiency of Existing Buildings	Strategy 3 Strategy 38 Strategy 39	<p>Policy DC2 is in conformity with Strategy 38 by seeking to support sustainable design and construction and Strategy 3 and 39 by supporting prudent use of natural resources and renewable or low carbon energy projects. Policy DC2 seeks to ensure that the refurbishment and extension of existing residential properties and commercial buildings are designed to maximise its contribution to energy efficiency, use high energy efficient designs and incorporate renewable energy sources in accordance with an energy hierarchy.</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
Policy DC3 Sustainable Drainage	Strategy 3 Strategy 38 EN18 EN21	Policy DC3 is in conformity with Strategy 3 and 38, by seeking a net reduction in surface water run-off, maximising water storage and its controlled release. Policy DC3 supports the implementation of Strategy 38 by supporting and encouraging the use of natural flood management and artificial drainage systems.
Policy DC4 Residential Storage	Strategy 3 Strategy 5B Strategy 38	<p>Policy DC4 seeks to facilitate recycling and greater use of low carbon and active travel through design and is in conformity with and strongly supports the implementation of Strategy 3 to promote sustainable development by conserving and enhancing the environment and prudent use of natural resources.</p> <p>Policy DC4 is in conformity and supports the implementation of Strategy 5B by promoting cycle storage in design enabling residents to participate in active travel.</p> <p>Policy DC4 is in conformity with Strategy 38, seeking to support sustainable design and construction by setting out key design criteria to enable recycling and low carbon and active travel.</p>
Policy DC5 District Heating Schemes	Strategy 3 Strategy 5B Strategy 38 Strategy 39 Strategy 40	<p>The BNDP aims and objectives together with Policy DC5 strongly supports Strategy 3 (to promote sustainable development) by setting out a policy that seeks to ensure new development is served by heating schemes that produce less than 150kg of CO2 per kWh of heat which could be provided by a Local District Heating Scheme of alternative low carbon schemes.</p> <p>By supporting local district heating schemes and proposals for industry to connect their excess energy to district heating networks, Policy DC5 is in conformity with Strategy 5B, Strategy 38 and Strategy 39 which supports renewable or low carbon energy projects and Strategy 40 which seeks to bring forward decentralised energy networks.</p>
Policy DC6 Community Led Renewable Energy Production	Strategy 3 Strategy 5B Strategy 38 Strategy 39 Strategy 40	<p>The BNDP aims and objectives together with Policy DC6 is in conformity with and strongly supports Strategy 3 to promote sustainable development by promoting community led renewable energy production subject to safeguarding criteria.</p> <p>By supporting community led and community supported renewable energy production, including micro hydroelectricity, solar farms (up to 5 hectares) and ground source and air source heating, Policy DC6 is in conformity with Strategy 38 by supporting sustainable design and construction and Strategy 5B and 39 by supporting renewable or low carbon energy projects. Additionally, Policy DC6 is in conformity with Strategy 40 by</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
		seeking to bring forward decentralised energy networks.
Policy EC1 Regeneration of Beare Farm	Strategy 1 Strategy 3 Strategy 4 Strategy 5B Strategy 6 Strategy 7 Strategy 27 Strategy 28 Strategy 38 Strategy 31 Strategy 32 D8 E5 E7	<p>Strategy 1 seeks to deliver 150 hectares of employment land within East Devon’s West End, seeking to attract significant inward investment. The BNDP recognises that the East Devon’s West End will accommodate significant employment development. It has and will dramatically change the natural environment of this area of the Parish. The BNDP and policy EC1 is not in conflict with this strategic objective.</p> <p>Policy EC1 supports the implementation of employment development in accordance with the Local Plan Strategy adding a layer of local distinctiveness, reflecting opportunities for the regeneration of a brownfield site, the regeneration of a Grade 2 Farmhouse, supporting the reuse of buildings and rural diversification which will provide small scale local economic development in conformity with Strategy 3. Specifically, Strategy 3 is supported by Policy EC1 as it identifies a site for employment development securing local jobs in addition to those proposed through the strategic East Devon’s West End reflecting the community’s economic objectives.</p> <p>Strategy 4 seeks to match jobs, homes, education and social and community facilities. Policy EC1 is in conformity with Strategy 4 as it supports employment development within the parish, providing jobs closer to homes, seeking to ensure that the area reverses its current loss of workforce through out-commuting to Exeter thereby supporting sustainable development.</p> <p>Policy EC1 supports the implementation and is in conformity with Strategy 5B by ensuring sustainable modes of active travel are secured alongside the selective, sustainable redevelopment of the site’s existing listed farmhouse and buildings.</p> <p>Strategy 6 states that where a community prepares a Neighbourhood Plan it may allocate sites outside the Built Up Area Boundary (BUAB). Policy EC1 is in conformity with Strategy 6, by identifying opportunities in the BNDP for rural economic development at Beare Farm. Beare Farm is a brownfield site, its regeneration having distinct economic, social and environmental benefits set out in Policy EC1’s justification and evidence base. Policy EC1 is therefore consistent with EDLP Strategy 27 as it identifies the opportunity for Neighbourhood Plans to promote sustainable development other than that supported in the EDLP. As a policy promoted through the BNDP, the proposal at Beare Farm is in conformity with Strategy 7 (as detailed in Strategy 6).</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
		<p>Policy EC1 is in conformity with Strategy 28 by supporting, sustaining and diversifying rural enterprises, Strategy 31 by promoting mixed use developments and provision of employment close to where people live and Strategy 32 by seeking to resist the loss of employment, retail and community sites and buildings.</p>
<p>Policy EC2 Regeneration of Crannaford Site</p>	<p>Strategy 1 Strategy 3 Strategy 4 Strategy 5B Strategy 6 Strategy 7 Strategy 10 Strategy 27 Strategy 28 Strategy 31 Strategy 32 Strategy 38 D8 E5 E7</p>	<p>Strategy 1 seeks to deliver 150 hectares of employment land within East Devon’s West End seeking to attract significant inward investment. The BNDP recognises that the East Devon’s West End will accommodate significant employment development. It has and will dramatically change the natural environment of this area of the Parish. Policy EC2 is not in conflict with this strategic objective.</p> <p>Policy EC2 is in conformity with and strongly supports the implementation of Strategy 3. The regeneration of the Crannaford site, which was previously a retail site, is identified for employment and mixed use development which secures local jobs in addition to those proposed through the strategic East Devon’s West End seeking to provide jobs closer to homes. Policy EC2 supports the implementation of the employment strategy in accordance with the Local Plan whilst adding a layer of local distinctiveness.</p> <p>Strategy 4 seeks to match jobs, homes, education and social and community facilities. Policy EC2 is part of a strategy to support jobs closer to homes, reversing the out commuting to Exeter which is a key characteristic of the parish. The Crannaford site is an established retail site in close proximity to the settlement of Crannaford Town. The regeneration of an established commercial site for business and commercial use, supported through the consultation process, is in conformity with the Strategy 4 having significant social, economic and environment benefits supporting sustainable development in the parish.</p> <p>Policy EC2 ensures that proposals can be accommodated on the local highway network, within the capacity of the rail infrastructure and includes quiet lanes. Policy EC2 is in conformity with Strategy 5B as it is a sustainable form of development taking on board the previous uses on this site and the significant social, economic and environmental benefits of regeneration.</p> <p>Strategy 6 states that where a community prepares a Neighbourhood Plan it may allocate sites outside the Built Up Area Boundary (BUAB). Policy EC2 is in conformity with Strategy 6, by the Neighbourhood Plan process identifying opportunities for rural economic and community development, including at Crannaford. Policy EC2 is therefore also consistent with EDLP Strategy 27 as it identifies the opportunity for Neighbourhood Plan to</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
		<p>promote sustainable development other than that supported in the EDLP. This allocation supports sustainable reuse of an existing brownfield site where it is considered that it would not harm the landscape, amenity or environmental qualities. As a Neighbourhood Plan policy, it is compliant with Strategy 7.</p> <p>Policy EC2 is in conformity with Strategy 10 – Clyst Valley Regional Park which states that no development will be allowed in the designated area unless it will clearly achieve valley park specific objectives for people and wildlife. Policy EC2 states development should be accommodated without detriment to quiet lanes as proposed in the CVRP masterplan. In Appendix 25 to the Regulation 16 submission, the Crannafield site is assessed in relation to each of the objectives in the CVRP masterplan and is shown to be in line with the principles set out in Strategy 10 of the EDLP.</p> <p>Policy EC2 is in conformity with Strategy 28 sustaining and diversifying rural enterprises, Strategy 31 by promoting mixed use developments and provision of employment close to where people live and Strategy 32 seeking to resist the loss of employment, retail and community sites and buildings.</p> <p>Policy EC2 will be informed by other policies in the plan and the existing Local Plan addressing sustainable design and construction and therefore will be in conformity with Strategy 38 sustainable construction and design.</p>
Policy EC3 Regeneration of Winter Gardens	Strategy 1 Strategy 3 Strategy 4 Strategy 5B Strategy 6 Strategy 7 Strategy 27 Strategy 28 Strategy 31 Strategy 32 D8 E5 E7	<p>The Winter Gardens site is an established agricultural site, in close proximity to community facilities and transport links. The regeneration of part of Winter Gardens farm buildings through its refurbishment and new development will create an enterprise space in conformity with the strategic policies in the Local Plan to support its agricultural / rural theme.</p> <p>Strategy 1 seeks to deliver 150 hectares of employment land within East Devon’s West End seeking to attract significant inward investment. The BNDP recognises that the East Devon’s West End will accommodate significant employment development. It has and will dramatically change the natural environment of this area of the Parish. The BNDP and Policy EC3 is not in conflict with this strategic objective.</p> <p>Policy EC3 supports the implementation of small scale employment development in conformity with Strategy 3 whilst adding a layer of local distinctiveness providing local employment closer to where people live, reversing an out commuting trend, securing local jobs in addition to those proposed through the strategic East Devon’s West</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
		<p>End whilst securing the regeneration of a brownfield site and conserving and enhancing the environment through safeguarding criteria.</p> <p>Strategy 4 seeks to match jobs, homes, education and social and community facilities. Policy EC3 is in conformity with this strategy by bringing jobs closer to homes.</p> <p>Policy EC3 supports development which ensures that proposals can be accommodated on the local highway network and is in conformity with Strategy 5B as a sustainable form of development taking on board all aspects of the regeneration benefits of the site.</p> <p>Strategy 6 states that where a community prepares a Neighbourhood Plan it may allocate sites outside the Built Up Area Boundary (BUAB). Policy EC3 is in conformity with Strategy 6, by the Neighbourhood Plan identifying an opportunity for rural economic development at Winter Gardens, which allows an existing economic site to regenerate in keeping with needs, support of the community and in line with agricultural / rural based businesses. Policy EC3 is therefore in conformity with EDLP Strategy 27 as EC3 identifies the opportunity to promote sustainable development other than that supported in the EDLP. This allocation supports sustainable reuse of an existing brownfield site where it is considered that it would not harm the landscape, amenity or environmental qualities. As a Neighbourhood Plan policy, it is compliant with Strategy 7.</p> <p>Policy EC3 will be informed by other policies in the plan and the existing Local Plan addressing sustainable design and construction and therefore will be in conformity with Strategy 38 sustainable construction and design.</p> <p>Policy EC3 is also in conformity with Strategy 28 sustaining and diversifying rural enterprises, Strategy 31 promoting mixed use developments and provision of employment close to where people live and Strategy 32 seeking to resist the loss of employment, retail and community sites and buildings.</p>
Policy EW1 Development of Work Hubs	Strategy 1 Strategy 3 Strategy 4 Strategy 5B Strategy 6	Strategy 28 and Strategy 31 together with Policy E5 support sustaining and diversifying rural enterprises, and promote mixed use developments. Policy EW1 supports and is in conformity with these two strategic policies by supporting work hubs to enable start up growth of micro sized enterprises through the provision of small, hot desk, incubator offices which match the type of enterprises flourishing in East Devon.

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
	Strategy 7 Strategy 28 Strategy 31 E2 E5	Policy EW1 has criteria which ensures the hubs are in proximity to centres of population, includes sustainable travel options and are of a scale proportionate to the scale and scope of the location. Development in the countryside should not significantly impact on the landscape and heritage character. Indeed, there are opportunities to locate Work Hubs at locations along the Clyst Valley Trail. As such Policy EW1 is in conformity with many of the Strategic policies in the plan to promote sustainable development and securing thriving communities including Strategy 1 – Spatial Strategy for development in East Devon, Strategy 3 – Sustainable Development; Strategy 4 – balanced communities, Strategy 5B – Sustainable Transport, Strategy 6 – Development within the Built up areas boundaries, Strategy 7 – Development in the Countryside.
Policy ET1 Development of Tourism	Strategy 1 Strategy 3 Strategy 4 Strategy 5B Strategy 6 Strategy 7 Strategy 33 E20	<p>Strategy 33 promotes year round, high quality tourism in East Devon that is responsive to visitor demands. Policy ET1 is in conformity with Strategy 33 by promoting locally distinctive tourism related businesses. Policy ET1 includes safeguarding criteria which ensures the development is in scale and proportion with the existing activities in the parish, should not significantly harm the landscape and heritage character, does not affect immediate neighbours and ensures highways issues are adequately addressed.</p> <p>As such Policy ET1 is in conformity with many of the Strategic policies in the plan to promote sustainable development and securing thriving communities including Strategy 1 – Spatial Strategy for development in East Devon, Strategy 3 – Sustainable Development; Strategy 4 – Balanced Communities, Strategy 5B – Sustainable Transport, Strategy 6 – Development within the Built Up Areas Boundaries, Strategy 7 – Development in the Countryside.</p>
Policy ET2 Holiday Accommodation	Strategy 1 Strategy 3 Strategy 4 Strategy 5B Strategy 6 Strategy 7 Strategy 33 E19 E16	<p>Strategy 33 promotes year round, high quality tourism in East Devon that is responsive to visitor demands. Policy ET2 is in conformity with Strategy 33 as it supports the conversion of existing building and new buildings for holiday accommodation where it is in proximity to existing buildings and settlement, that the development is in scale and proportion with the existing activities in the parish, is used only for holiday purposes, should not significantly harm the landscape and heritage character, do not affect immediate neighbours and ensures highways issues are adequately addressed.</p> <p>As such Policy ET2 is in conformity with many of the Strategic policies in the plan to promote sustainable development and securing thriving communities including Strategy 1 – Spatial Strategy for development in East Devon, Strategy 3 – Sustainable Development; Strategy 4 – Balanced Communities, Strategy 5B – Sustainable Transport, Strategy 6 – Development within the Built Up Areas Boundaries, Strategy 7 – Development in the</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
		Countryside.
Policy ET3 Camping Sites	Strategy 1 Strategy 3 Strategy 4 Strategy 5B Strategy 6 Strategy 7 Strategy 33 E19	<p>Strategy 33 promotes year round, high quality tourism in East Devon that is responsive to visitor demands. Policy ET3 is in conformity with this objective by supporting camping sites with good access to local services and facilities. Policy ET2 includes safeguarding criteria which includes sites should be small scale and well landscaped, should have appropriate and safe access onto pedestrian and cycle routes, appropriate parking, should not significantly affect the landscape and heritage character and not adversely affect immediate neighbours.</p> <p>As such Policy ET3 is in conformity with many of the Strategic policies in the plan to promote sustainable development and securing thriving communities including Strategy 1 – Spatial Strategy for development in East Devon, Strategy 3 – Sustainable Development; Strategy 4 – Balanced Communities, Strategy 5B – Sustainable Transport, Strategy 6 – Development within the Built Up Areas Boundaries, Strategy 7 – Development in the Countryside.</p>
Policy H1 Blackhorse Gardens Site	Strategy 1 Strategy 2 Strategy 3 Strategy 4 Strategy 5B Strategy 6 Strategy 7 Strategy 10 Strategy 27	<p>Strategy 1 seeks to deliver 17,100 homes within East Devon’s West End. The BNDP recognises that the East Devon’s West End will accommodate both significant residential and employment development. It has and will dramatically change the natural environment of this area of the Parish.</p> <p>Strategy 3 seeks sustainable development and Strategy 2 sets out the pattern of distribution of residential development in the Local Plan. In conformity with Strategy 1,2 and 3, Policy H1 allocates residential development for 2 houses and 2 live work units at Blackhorse, one of the larger settlements within the parish, to meet local housing needs identified in the Housing Needs Survey. The site has been thoroughly tested through a sites options assessment and supports the sustainable growth of the parish together with the SEA which states that the allocation is unlikely to have an impact upon local heritage.</p> <p>Strategy 4 seeks to match jobs, homes, education and social and community facilities. Policy H1 supports this strategy by allocating 2 live-work units providing the opportunity to co-locate homes and jobs.</p> <p>Blackhorse Gardens is a sustainable location which allows for efficient, safe and accessible means of transport with overall low impact upon the environment in conformity with Strategy 5B. Additionally Policy H1 seeks consideration of commuter and leisure cycle network.</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
		<p>Strategy 6 also seeks to resist inappropriate development in the open countryside and sets out criteria for development within Built Up Areas Boundary. However, Strategy 6 states that where a community prepares a Neighbourhood Plan it may allocate sites outside the Built Up Area Boundary. H1 is in conformity with Strategy 6 as the site has been tested thoroughly, there is a demonstrated need and it is not considered to be in the countryside and considered to be part of a sustainable extension to the built up area of Blackhorse.</p> <p>Policy H1 is in conformity with Strategy 7 as it is a specific Neighbourhood Plan policy which supports development which meets local housing need and supports sustainable expansion of a built up area where it is considered that it would not harm the landscape, amenity or environmental qualities.</p> <p>Policy H1 is in conformity with Strategy 10 – Clyst Valley Regional Park which states that no development will be allowed in the designated area unless it will clearly achieve valley park specific objectives for people and wildlife. Policy H1 requires details of access, has considered cycling and walking in the CVRP, the Clyst Valley Trail route, flood risk and ecological constraints having regard to its proximity to the CVRP.</p> <p>Policy H1 is consistent with EDLP Strategy 27 as it identifies an opportunity to promote sustainable development other than that supported in the EDLP. Policy H1 is a vehicle for bringing forward residential development supported by Housing Needs Survey, site assessments and community consultation.</p>
<p>Policy H2 Broadclyst Station: Site between Shercroft Close and Cotterell Road</p>	<p>Strategy 1 Strategy 2 Strategy 3 Strategy 4 Strategy 5 Strategy 5B Strategy 6 Strategy 7 Strategy 10 Strategy 27 H2</p>	<p>Strategy 1 seeks to deliver 17,100 homes within East Devon’s West End. Strategy 2 sets out the pattern of distribution of residential development in the Local Plan and Strategy 3 seeks sustainable development. In conformity with Strategy 1,2 and 3, Policy H2 allocates land for residential development at Broadclyst Station, one of the larger settlements within the parish and within close proximity to key employment locations. The allocation for 24 dwellings makes a significant contribution to meeting local housing needs identified in the Housing Needs Survey supported by play provision and land for a pedestrian and cycle land for the Cranbrook to Exeter Cycle route. The site has been thoroughly tested through a sites assessment and supports the sustainable growth of the parish.</p> <p>Strategy 4 seeks to match jobs, homes, education and social and community facilities. Policy H2 is in conformity with this strategy by providing 24 new homes, including market homes, affordable housing and self build plots, in close proximity to large employment locations, offering the opportunities to reverse out commuting to Exeter but</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
		<p>which will be linked to Exeter via a cycle route.</p> <p>Policy H2 is in conformity with Strategy 5 by seeking to conserve and enhance the environment by promoting landscaping, a development that follows the linear pattern of development to align with the existing built form and promotes green infrastructure.</p> <p>Blackhorse Gardens is a sustainable location, within one of the larger settlements within the parish, which allows for efficient, safe and accessible means of transport in conformity with Strategy 5B. By including land for the Cranbrook to Exeter cycle route Policy H2 supports and is in conformity with Strategy 5B which seeks to secure sustainable modes of transport.</p> <p>Strategy 6 also seeks to resist inappropriate development in the open countryside and sets out criteria for development within Built Up Area Boundary. However, Strategy 6 states that where a community prepares a Neighbourhood Plan it may allocate sites outside the Built Up Area Boundary. H2 is in conformity with Strategy 6 as the site has been tested thoroughly, there is a demonstrated housing need and it is not considered to be in the countryside but considered to be part of a sustainable extension to the built up area of Broadclyst Station.</p> <p>Policy H2 is in conformity with Strategy 7 as it is a specific Neighbourhood Plan policy which supports development which meets local housing need, including provision of self build plots and affordable housing, and supports sustainable expansion of a settlement where it is considered that it would not harm the landscape, amenity or environmental qualities.</p> <p>Policy H2 is in conformity with Strategy 10 – Clyst Valley Regional Park which states that no development will be allowed in the designated area unless it will clearly achieve valley park specific objectives for people and wildlife. Policy H2 requires details of flood risk and ecological constraints having regard to the proximity of the CVRP and to provide new habitat, boardwalk trail and picnic area and access to the Exeter Cranbrook – Exeter cycle path as part of the CVRP. In Appendix 25 the site is assessed in relation to each of the objectives in the CVRP masterplan and is shown to be in line with the principles set out in Strategy 10 of the EDLP.</p> <p>Policy H2 is consistent with Strategy 27 as it identifies an opportunity to promote sustainable development other than that supported in the EDLP.</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
<p>Policy H3 Broadclyst Village: Heathfield Site</p>	<p>Strategy 1 Strategy 2 Strategy 3 Strategy 4 Strategy 5 Strategy 5B Strategy 6 Strategy 7 Strategy 27 H2</p>	<p>Strategy 1 seeks to deliver 17,100 homes within East Devon’s West End. Strategy 2 sets out the pattern of distribution of residential development in the Local Plan and Strategy 3 seeks sustainable development. In accordance with Strategy 1,2 and 3, Policy H2 allocates land for residential development at the edge of Broadclyst village, which serves as a local centre with key services and facilities to support both Broadclyst and the wider rural catchment. The allocation for 16 dwellings makes a significant contribution to meeting local housing needs identified in the Housing Needs Survey. The site has been thoroughly tested through a sites assessment and supports the sustainable growth of the parish.</p> <p>Strategy 4 seeks to match jobs, homes, education and social and community facilities. Policy H3 is in conformity with this strategy by providing 16 new homes at the edge of Broadclyst, a local service centre providing education, social and community facilities to support new residents.</p> <p>Policy H3 supports Strategy 5 and Strategy 5B by promoting development in a sustainable location at the edge of a larger settlement within the parish with a range of services and facilities and which seeks to conserve and enhance the environment by protecting TPOs and landscaping and ensuring the design does not harm heritage assets identified in Policy H3.</p> <p>Strategy 6 also seeks to resist inappropriate development in the open countryside. However, Strategy 6 states that where a community prepares a Neighbourhood Plan it may allocate sites outside the Built Up Area Boundary. H2 is in conformity with Strategy 6, it is at the edge of the settlement, the site has been tested thoroughly, there is a demonstrated housing need and it is not considered to be in the countryside but considered to be part of a sustainable extension to the built up area of Broadclyst.</p> <p>Policy H3 is in conformity with Strategy 7 as it is a specific Neighbourhood Plan policy which supports development which meets local housing need and supports sustainable expansion of a settlement where it is considered that it would not harm the landscape, amenity or environmental qualities.</p> <p>Policy H3 is consistent with Strategy 27 as it identifies an opportunity to promote sustainable development other than that supported in the EDLP.</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
Policy H4 Social and Affordable Housing	Strategy 3 Strategy 34	<p>Policy H4 is inconformity with Strategy 3 as part of the objective of ensuring sustainable development promotes social wellbeing through the provision of affordable housing.</p> <p>Policy H4 is in conformity with Strategy 34 as it seeks the provision of 50% affordable housing on sites allocated in the BNDP whilst setting out a distinctive local connections policy. Providing a layer of local distinctiveness, Policy H4 reflects local evidence, the results of the consultation survey and the Housing Needs survey which support the 50/50 approach to affordable tenures/social rent and a local connections policy which seeks to secure homes needed to meet the needs of the local community.</p> <p>As permitted by planning guidance in First Homes to apply eligibility criteria, the local connections clause found in Strategy 35 has been utilised as the basis for local connections criteria to provide a distinctive parish grouping layer. The inclusion of the geographically grouped parishes in this rural area ensures that the affordable housing needs in surrounding parishes is included and used in the allocation of affordable housing.</p>
Policy H5 New Housing in Broadclyst Parish	Strategy 3 Strategy 5B Strategy 29 Strategy 35 H2	<p>Policy 5 is in conformity with Strategy 3 and Strategy 5B by promoting social wellbeing through the provision of housing that meets people’s needs in locations that allow for efficient, safe and accessible means of transport.</p> <p>Strategy 29 seeks to promote housing suitable for first time buyers and Strategy 35 permits housing exception schemes, outside the built up area boundaries, where there is a proven local need. Policy H5 seeks to secure housing provision which meets the needs identified in a current Housing Needs Assessment, in conformity with Strategy 3, Strategy 29 and Strategy 35.</p> <p>The size of development up to or around 15 was selected as this reflects Strategy 35 which promotes development of exception mixed market and affordable housing at villages, small towns and outside built up boundaries. This descriptor fits with the nature of sites coming forward within the Parish. This number of houses also triggers the requirement for affordable housing which was a key community requirement for any residential development within the Parish.</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
Policy H6 Self-Build	Strategy 3 Strategy 7	<p>The EDLP does not contain specific strategic policies on self-build units, simply explaining that housing development on small scale sites is likely to facilitate opportunities for self-build. Policy H6 supports self-build / custom dwellings within or immediately adjacent to Broadclyst Village Built up Area Boundary, infill plots or where the development is a Community Led or Community Land Trust Scheme.</p> <p>Policy H6 is in conformity with Strategy 3 to support sustainable development by promoting social wellbeing by meeting people’s needs and Strategy 7 which states that development in the countryside will only be permitted where it is in accordance with a Neighbourhood Plan policy and where it would not harm the distinctive landscape, amenity and environmental qualities.</p>
Policy H7 Development of live-work units	Strategy 3 Strategy 5B Strategy 7 Strategy 10 H4 H5	<p>Policy H7 supports live work units on brownfield sites, on infill plots, the reuse of rural and agricultural buildings and on the allocation H1. Policy H7 includes a definition of a work live unit. For the avoidance of doubt Policy H7 states that no development will be allowed within the CVRP unless in conformity with Local Plan policy relating to the development in the designated area.</p> <p>Policy H7 is in conformity with Strategy 3 to promote social wellbeing by meeting people’s needs and encouraging sustainable economic development. Policy H7 is in conformity with Strategy 5B by supporting live work units in locations that allow for efficient, safe and accessible means of transport. Policy H7 is in conformity with Strategy 7 by resisting development in the open countryside unless permitted in accordance with a specific Local Plan or Neighbourhood Plan policy.</p> <p>Policy H7 is in conformity with Strategy 10 – Clyst Valley Regional Park which states that no development will be allowed in the designated area unless it will clearly achieve valley park specific objectives for people and wildlife.</p>
Policy T1 New Pedestrian and Cycle Routes	Strategy 3 Strategy 5B TC2 TC4	<p>Strategy 5B seeks to ensure proposals contribute to promoting and securing sustainable modes of travel and transport including walking and cycling. Policy T1 is in conformity with Strategy 3 and Strategy 5B as it provides a layer of local distinctiveness promoting proposals to extend and improve safe and direct access between Broadclyst Village and Broadclyst Station supporting prudent use of natural resources.</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
Policy T2 Pedestrian and Cycle bridge over Waterloo Railway Line	Strategy 3 Strategy 5B TC2 TC4	Strategy 5B seeks to ensure proposals contribute to promoting and securing sustainable modes of travel and transport. Policy T2 is in conformity with Strategy 3 and 5B as it seeks to ensure proposals include or contribute towards the provision of a bridge over the Waterloo-Exeter Railway Line for cyclists and pedestrians taking into account specific routes which will enable residents of the north and centre of Broadclyst safe access to the south of the Parish and beyond to Broadclyst Station, Cranbrook Town and Cranbrook Railway Station. This is in conformity with Strategy 3 to support the prudent use of natural resources.
Policy T3 Parking Provision	Strategy 3 Strategy 5B Strategy 38 TC9	Strategy 5B seeks to ensure proposal contribute to promoting and securing sustainable modes of travel and transport. Policy T3 is in conformity with Strategy 5B by prioritising parking spaces for bikes, E bikes and other electric vehicles and parking is to be provided in accordance with ELDP parking standards. Policy T3 is in conformity with Strategy 38 as it seeks to support renewable energy systems in the design of parking areas. This is in conformity with Strategy 3 to support the prudent use of natural resources.
Policy T4 Active travel infrastructure (for commuting and leisure)	Strategy 3 Strategy 5B Strategy 10 TC2 TC4	<p>Strategy 5B seeks to ensure proposal contribute to promoting and securing sustainable modes of travel and transport. Policy T4 is in conformity with Strategy 5B as is supports proposals to improve opportunities for active travel in the parish and not support proposals that would have an unacceptable impact upon routes for active travel unless alternatives can be provided. Additionally, Policy T4 seeks the development of low traffic neighbourhoods that provide a network of quiet streets with safe crossings for walking and cycling that any age or ability can use. This is in conformity with Strategy 3 to support the prudent use of natural resources.</p> <p>Policy T4 is in conformity with Strategy 10 – Clyst Valley Regional Park which states that no development will be allowed in the designated area unless it will clearly achieve valley park specific objectives for people and wildlife. The allocated sites lying within or close to the CVRP are assessed in relation to each of the objectives in the CVRP masterplan and is shown to be in line with the principles set out in Strategy 10. Policy T4 support multi trail routes across the parish and onto the Clyst Valley Trail.</p>
Policy T5 Low Carbon Travel Provision	Strategy 3 Strategy 5B TC2 TC4	Strategy 3 – Sustainable Development seeks development to fully take into account the prudent use of natural resources. Strategy 5B seeks to ensure proposal contribute to promoting and securing sustainable modes of travel and transport. Policy T5 is in conformity with Strategy 3 and Strategy 5B as it seeks to expand a low carbon transport network around and through the parish including rental and pool enterprises and secure locations for combined parking and charging low carbon travel options.
Policy NE1 Protecting	Strategy 3 Strategy 5	Policy NE1 is in conformity with Strategy 3 by protecting ancient woodland, veteran trees and where there is any loss, securing appropriate replacement planting. Policy NE1 supports and is in conformity with Strategy 5 by

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
Woodland	Strategy 10 Strategy 46 Strategy 47 D2 EN5	<p>conserving and enhancing the natural historic assets, promoting ecosystem service, green infrastructure and geodiversity and by encouraging greater public access to the 6 woodlands identified in Policy NE1.</p> <p>Policy NE1 is in conformity with Strategy 10 by contributing to the implementation and long-term management of green infrastructure initiatives in East Devon’s West End.</p> <p>Policy NE1 supports and in conformity with Strategy 46 by seeking to ensure development helps conserve and enhance the quality and local distinctiveness of the natural and historic landscape character of which ancient woodlands and veteran trees are a key part. In doing so, Policy NE1 also supports and is inconformity with Strategy 47 which seeks to conserve and enhance the biodiversity and geodiversity value of land and buildings.</p>
Policy NE2 Green Corridors	Strategy 3 Strategy 5 Strategy 10 Strategy 46 Strategy 47 D2 EN5	<p>Policy NE2 is in conformity with Strategy 3 by protecting green corridors across the parish including routes for wildlife dispersal and migration. Policy NE2 supports and is in conformity with Strategy 5 by conserving and enhancing the green corridors and woodland areas which are a critical part of the parish’s green infrastructure and geodiversity and by encouraging greater public access to the corridors identified in Policy NE2 provided they do not cause significant damage.</p> <p>Policy NE2 is in conformity with Strategy 10 by contributing to the implementation and long-term management of green infrastructure initiatives in East Devon’s West End.</p> <p>Policy NE2 is in conformity with Strategy 46 by seeking to ensure development helps conserve and enhance the quality and local distinctiveness of the natural landscape character of which woodlands and green corridors are a key part. In doing so, Policy NE2 also supports and is inconformity with Strategy 47 which seeks to conserve and enhance the biodiversity and geodiversity value of land and buildings.</p>
Policy NE3 Tree Replacement	Strategy 3 Strategy 5 Strategy 10 Strategy 46 Strategy 47 D2 D3	<p>Policy NE3 is in conformity with Strategy 3 by promoting a tree replacement scheme both on and off the development site. Policy NE3 supports and is in conformity with Strategy 5 Environment by ensuring the long term benefit of trees and enhanced biodiversity. Policy NE3 is in conformity with Strategy 10 by contributing to the implementation and long-term management of green infrastructure initiatives in East Devon’s West End.</p> <p>By seeking replacement trees, Policy NE3 supports and in conformity with Strategy 46 by seeking to ensure development helps conserve and enhance the quality and local distinctiveness of the natural landscape character</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
		of which trees are a key part. In doing so, Policy NE3 also supports and is in conformity with Strategy 47 which seeks to conserve and enhance the biodiversity and geodiversity value of land and buildings.
Policy NE4 The Protection and Enhancement of Hedgerows	Strategy 3 Strategy 10 Strategy 46 Strategy 47 D2	<p>Policy NE4 is in conformity with Strategy 3 by protecting and enhancing hedgerows across the parish. Policy NE2 supports and is in conformity with Strategy 5 and Strategy 10 by protecting and encouraging the creation of new hedgerows that link valuable wildlife sites which support the parish's green infrastructure and geodiversity.</p> <p>Policy NE4 supports and in conformity with Strategy 46 by seeking to ensure development helps conserve and enhance the quality and local distinctiveness of the natural landscape character of which hedgerows are an integral part. In doing so, Policy NE4 also supports and is in conformity with Strategy 47 which seeks to conserve and enhance the biodiversity and geodiversity value of land and buildings.</p>
Policy NE5 Landscape and Biodiversity	Strategy 3 Strategy 5 Strategy 10 Strategy 46 Strategy 47 D1 D2 EN5	<p>Policy NE5 is in conformity with Strategy 3 by retaining and enhancing existing landscape characteristics, using locally distinct landscaping and boundary treatments, positively responding to landscape setting, requiring biodiversity gains and ecological surveys and evaluation for proposal for residential extensions and alterations.</p> <p>Policy NE2 supports and is in conformity with Strategy 5 Environment by conserving and enhancing the landscape characteristics, protecting the landscape setting which are a critical part of the parish's green infrastructure and geodiversity.</p> <p>Policy NE3 is in conformity with Strategy 10 by contributing to the implementation and long-term management of green infrastructure initiatives in East Devon's West End.</p> <p>Policy NE2 supports and in conformity with Strategy 46 by seeking to ensure development helps conserve and enhance the quality and local distinctiveness of the natural landscape character. In doing so, Policy NE2 also supports and is in conformity with Strategy 47 which seeks to conserve and enhance the biodiversity and geodiversity value of land and buildings.</p>
Policy NE6 Local Green Spaces	Strategy 3 Strategy 5 Strategy 46 Strategy 47	<p>The EDLP does not designate any Local Green Spaces.</p> <p>Policy NE6 and the tests set out in NPPF for the designation of Local Green Spaces are in conformity with Strategy 3 which seeks to conserve and enhance the environment and promote social wellbeing. Policy NE6 is in conformity with Strategy 5 which seeks to protect open spaces and areas of biodiversity importance. Policy NE6 is</p>

BNDP Policy Reference	Relevant EDLP Policy	Comment on Conformity with Strategic Policies in EDDC Local Plan
		in conformity with Strategy 46 which seeks to conserve and enhance the landscape character and Strategy 47 which seeks to conserve the biodiversity and geodiversity value of land.
Policy NE7 Flood Management	Strategy 3 Strategy 5 EN18 EN21 EN22	Policy NE7 ensures that development proposals demonstrate how Natural Flood Management measures ensure the efficient management of flood risk. Specifically, this is in conformity with Strategy 3 by seeking to reduce the risk of flooding by incorporating measures such as sustainable drainage systems. Policy NE7 is in conformity and supports Strategy 5 by protecting areas that are vulnerable to surface water runoff and flooding.

## DELIVERING SUSTAINABLE DEVELOPMENT

19. The making of a Neighbourhood Plan should contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental.
  
20. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development. The framework confirms that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:
  - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  
  - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
  
  - c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy
  
21. The Health Check concluded that ‘Overall, the BNP and its evidence indicate how a suitable contribution to the achievement of sustainable development will be secured’. The submitted plan is accompanied by a Sustainability Appraisal (Appendix 4). The wealth of evidence submitted with the Neighbourhood Plan demonstrates the breadth and scale of evidence and analysis, which addresses the three sustainable development objectives and which has been used to provide the vision, objectives, options, preferred options, and submitted policies so that the BNDP seeks to ensure that it secures the achievement of sustainable development. The evidence base includes:
  - AECOM Site Options Assessment
  - Broadclyst NP Health Check Report
  - Broadclyst NP Site Allocation Process
  - Broadclyst Parish Design Code
  - CVRP Objectives Table
  - Devon Wildlife Biodiversity Report
  - EDDC Heritage Impact Assessment
  - Housing Evidence Document
  - Infrastructure and Access Evidence Document
  - Local Green Space Designation Document
  - Locality Evidence Based Policy Development Report

Natural Environment Evidence Document  
Scoping Opinion on Viability 2022  
Stratton and Creber Marketability Report  
Sustainability Appraisal  
Strategic Environmental Assessment SEA 2022  
Habitat Regulations Assessment 2022  
Housing Needs Survey  
Design and Climate Change Evidence Document

22. The Scoping Opinion on Viability Report 2022 (Appendix 36) looked at the viability of the housing sites H1-3 and economic sites EC1- EC3. The report notes that economic viability is a material consideration in the establishment of planning policy and NPPF considers development viability to be a central consideration in delivering sustainable development. It was therefore important to assess the housing and economic sites to determine whether the sites could be delivered as part of a financially viable development. The report concludes that all three housing sites indicate a positive return on the basis of a fully open market development and the potential for viability headroom when modelled.
23. The employment use sites considered in the viability opinion report are tested on the basis of a commercial, speculative development model based on a present-day snapshot which suggests that the viability of the commercial sites is marginal. In the case of the Beare Farm site, a viable commercial use could come forward that may not be open to a commercial development as it is linked to the wider Killerton Estate plan and the overall objectives of the National Trust. The Crannaford site is capable of generating a surplus when measured against a notional existing use value, whilst relying on a light touch refurbishment for reuse. It is noted that the Crannaford level crossing improvements would benefit the wider community beyond the development itself and resolution of competing objectives should be resolved at the application stage. Redevelopment of the Winter Gardens site is marginally viable and redevelopment is likely to come forward in a phased way based on the ability to release parts of the site.
24. The BNDP vision is for 'the parish 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'.
25. The principles of sustainable development are embedded into the vision and the objectives of the BNDP by seeking to ensure that the parish continues to thrive both to build a strong, responsive and competitive economy and support a strong, vibrant and healthy community whilst protecting and enhancing the parishes' natural, built and historic environment in the context of the impact of climate change. The bullet points below set out in broad terms how the BNDP supports the three principles of sustainable development.
26. Economic Objectives
  - The BNDP allocates sites to provide opportunities for employment development within the Parish closer to homes
  - The BNDP policies seek regeneration of existing employment sites for mixed use development which build upon key parish attributes

- The BNDP seeks to support a sustainable tourism economy by promoting visitor's enjoyment of zero carbon living and small scale holiday accommodation and sustainable tourism
- The BNDP seeks to support local work hubs to enable economic growth and to maintain a sustainable rural community
- The BNDP supports agricultural diversification

#### 27. Social Objective

- The BNDP policies seek to maintain, and wherever possible enhance, key community infrastructure and services particularly community sports hub, new indoor and outdoor sport and recreation facilities
- The BNDP policies identify sites for new homes meeting the needs of current and future residents and seeks to ensure new high-quality homes,
- The BNDP seeks to ensure that new homes are resource efficient and use sustainable energy resources which addresses issues of fuel poverty and fuel resilience
- The BNDP policies encourages a well-designed and sustainable environment to meet the aspirations of the community
- The BNDP seeks to do this without compromising the distinctive and attractive character of the built up area or natural environment

#### 28. Environmental Objective

- The BNDP is expected to protect and enhance the natural environment and contribute to the achievement of sustainable development by identifying key local environmental assets valued by local people
- The BNDP seeks to enhance the positive attributes of its Conservation Area, heritage assets and heritage trails
- The BNDP seeks to deliver more environmentally sustainable movement with an infrastructure that promotes cycling and walking, use of bridleways, multi-use trails and expansion of E-transport network
- The BNDP seeks to ensure the design and standard of new development maximises its contribution to climate change mitigation
- The BNDP seeks to protect woodlands, green corridors, support tree replacement schemes and protect and enhance hedgerows
- The BNDP seeks to recognise, preserve and enhance Broadclyst's high quality and rich biodiversity
- The BNDP seeks to protect five Local Green Spaces
- The BNDP seeks to address and minimise flood risk

29. The following section demonstrates that the BNDP has regard to the principles of sustainable development which are embedded within NPPF:

- Achieving sustainable development (NPPF Chapter 2)
- Plan-making (NPPF Chapter 3)
- Delivering a sufficient supply of homes (NPPF Chapter 5)
- Building a strong, competitive economy (NPPF Chapter 6)
- Ensuring the vitality of town centres (NPPF Chapter 7)
- Promoting healthy and safe communities (NPPF Chapter 8)

- Promoting sustainable transport (NPPF Chapter 9)
- Making effective use of land (NPPF Chapter 11)
- Achieving well-designed places (NPPF Chapter 12)
- Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14)
- Conserving and enhancing the natural environment (NPPF Chapter 15)
- Conserving and enhancing the historic environment (NPPF Chapter 16)

### Achieving Sustainable Development

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: - an economic objective; - a social objective; and - an environmental objective “The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”.

30. Policies EC1 to EC3 support the regeneration of employment sites and mixed use employment sites; Policies H1 to H3 allocates sites for housing; Policy H4 supports affordable housing and H5 supports housing to meet local needs; Policy T4 supports proposals for active travel and policy T5 supports expansion of the electric transport network; Policies NE5 seeks high quality and biodiversity rich natural environments, NE6 seeks to protect Local Green Spaces and Policies NE1 to NE4 seek to enhance woodlands, green corridors, trees and hedgerows.

### Plan Making

Planning should be genuinely plan-led. Succinct and up to date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.”

31. The Neighbourhood Plan allocates 3 sites for housing development and 3 sites for employment use supporting the sustainable growth of the parish. Policies H1 to H3 supports housing schemes; Policy H4 supports affordable housing; Policy H6 supports self-build schemes and Policy H7 supports live work units; Policies EC1 to EC3 support the regeneration of brownfield employment sites; Policy D1 sets out core design principles which are distinctive to Broadclyst; Policies T1 and T2 seek to improve footpaths, cycleways, bridleways and multi-use trail and policy T5 supports proposals to expand the electric transport network; and Policy CF1 and CF2 seek to secure improved infrastructure and community facilities.

### **Delivering a sufficient supply of homes**

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

32. The Neighbourhood Plan allocates 3 sites for housing development. Policies H1 to H3 supports housing schemes; Policy H4 supports affordable housing and provides an appropriate mix of housing; Policy H6 supports self-build schemes and Policy H7 supports live work units. Policy D1 seeks to ensure design reflects the distinctive characteristics of Broadclyst and Policy DC1 and DC2 seek to ensure the design and standard of new residential development maximises its contribution to climate change mitigation.

### **Building a strong competitive economy**

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

33. Policies EC1 to EC3 support the regeneration of 3 sites for flexible commercial use. Policy EW1 supports the development of work hubs and policies ET1 to ET3 support sustainable tourism and the visitor economy.

### **Ensuring the vitality of town centres**

Planning policies and decisions should support the role that town centres play at the heart of local communities. NPPF states that the sequential approach should not be applied to small scale rural offices or other small scale rural development.

34. Policies EC1 to EC3 support the regeneration of 3 sites for flexible commercial use. This includes offices and light industrial uses and other uses appropriate to the location that support the vitality and vibrancy of the rural community.

### Promoting healthy and safe communities

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which a) promote social interaction... b) are safe and accessible.... and c) enable and support healthy lifestyles. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up to date assessments of the need for open space, sport and recreation facilities and opportunities for new provision. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks... The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

35. Policy D1 sets out core design principles which are distinctive to Broadclyst; Policies T1 and T2 seek to improve footpaths, cycleways, bridleways and multi-use trail and policy T5 supports proposals to expand the electric transport network; and Policies CF1 and CF2 seek to secure improved infrastructure and community facilities in close proximity to Clyst Vale Community College and other locations where it meets a community need.
36. Policy NE2 supports and protects Green Corridors, policy NE5 supports high quality and biodiversity rich natural environments. Policy NE6 identifies 5 Local Green Spaces protecting green areas of particular importance.

### Promoting sustainable transport

Transport issues should be considered from the earliest stages of plan-making and development proposals so that: a) the potential impacts of development on transport networks can be addressed b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated c) opportunities to promote walking, cycling and public transport are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

37. Policies T1 and T2 seek to improve footpaths, cycleways, bridleways and multi-use trail and policy T5 supports proposals to expand the electric transport network. Policies H1 to H3 supports housing in close proximity to existing communities; Policies EC1 to EC3 support the regeneration of employment sites and where appropriate seeking to secure improvements to the active transport network and sustainable modes of transport so that transport is considered early in the planning process.

### Making efficient use of land

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 38. Policies H1 to H3 supports housing schemes supporting a density which has regard to making efficient use of land together with environmental considerations; Policy H4 supports affordable housing where it provides an appropriate mix of housing; Policy H6 supports self-build schemes and Policy H7 supports live work units; Policies EC1 to EC3 support the regeneration of employment sites and mixed use schemes; Policy D1 sets out core design principles which are distinctive to Broadclyst; Policies T1 and T2 seek to improve footpaths, cycleways, bridleways and multi-use trail and policy T5 supports proposals to expand the electric transport network; and Policy CF1 and CF2 seek to secure improved infrastructure and community facilities.
- 39. Policy NE2 supports and protects Green Corridors, policy NE5 supports high quality and biodiversity rich natural environments. Policy NE6 identifies 5 Local Green Spaces protecting green areas of particular importance.

<b>Achieving well designed places</b>
The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Neighbourhood Planning Groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

- 40. Policy D1 sets out core design principles to support High Quality Design. Policy DH1 seeks to preserve and enhance heritage assets, Policy DH2 seeks to ensure new development conserves and enhances the Conservation Area and its setting. Policies EC1 to EC3 and H1 to H3 set out safeguarding criteria to ensure that new development achieve well designed places.

<b>Meeting the challenge of climate change, flooding and coastal flooding</b>
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including conversion of existing buildings, and support renewable or low carbon energy and associated infrastructure.

- 41. Policies EC1 to EC3 support the regeneration of employment sites and mixed use schemes optimising the use of existing buildings, some of which are heritage assets and brownfield sites bringing the sites back into productive use. Policies DH2, DC1, DC2, DC5 and DC6 seek to integrate on site renewable energy generation, retrofitting and maximising energy efficiency measures, supports residential development to Passivhaus Standards, high energy efficient designs, optimise renewable energy production, supporting local district heating schemes and targeting zero carbon emissions.
- 42. Policy DC3 supports sustainable drainage.
- 43. Policies T3 seeks to ensure appropriate parking and Policies T3 and T5 seek to support the expansion of the electric transport network by supporting charging points for electric and low emission vehicles.

### **Conserving and enhancing the natural environment**

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

44. Policy DH2 seeks to ensure new development conserves and enhances the Conservation Area and its setting.
45. Policies EC1 to EC3 support the regeneration of employment sites and mixed use schemes to secure the remediation and enhancement of the natural and built environment.
46. Policy NE1 protects areas of woodlands as important natural features. Policy NE2 supports and protects Green Corridors. Policy NE3 requires tree replacement schemes and Policy NE4 support proposals to create new hedgerows and provide hedgerows that link with valuable wildlife sites. Policy NE5 supports high quality and biodiversity rich natural environments. Policy NE6 identifies 5 Local Green Spaces protecting green areas of particular importance.

### **Conserving and enhancing the historic environment**

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

47. Policy DH1, DH2 and DH3 seek to protect and enhance Heritage Assets, Conservation Areas, Listed Buildings including full restoration.
48. Policies EC1 to EC3 support the regeneration of employment sites and mixed use schemes to secure the enhancement of the natural and built environment and safeguard listed buildings.
49. The table below sets out an assessment of each policy of the plan and how it impacts on each of the three strands of sustainability; economic, social and environmental. The Table below

identifies the level of impact that the Neighbourhood Plan Group considers that each policy has on the three sustainability objectives. The table provides commentary and explanation on why the impact levels have been selected. The table identifies the varying level of impact. Where there are clear and distinctive impacts on any of the three sustainable objectives, these are identified. Where there is no impact, or the objective is not relevant to the policy, the table details a neutral impact. However, some policies have elements which have both a positive impact whilst also having a negative impact when measured against the same objective. In these circumstances, the assessment is made on balance taking into consideration both the positive and negative impacts together with any mitigation provided for in the policy. A policy will provide mitigation for a negative impact score of a sustainability objective. As an example, Policy CF1 includes the redevelopment of a greenfield site with buildings and an artificial sports surface which impact upon the landscape. However, environmental mitigation is provided within the policy. Therefore, on balance the score against the environment objective is neutral.

50. The policy content and associated justification provides the further evidence on how the objective is being impacted or addressed. The table is also included within the Sustainability Appraisal but is included here to align with EDDC's Basic Conditions Template. The key to the table is:

**	very positive impact
*	positive impact
—	neutral impact
x	negative impact
xx	very negative impact

Table 3: Impact of BNDP policies on three strands of Sustainable Development: social, economic and environmental

BNDP Plan Policy	Social	Economic	Environment	Comments
<b>Community Facilities and Services</b>				
Policy CF1 – Community Sports Hub	**	*	-	The policy will have a very positive social impact in encouraging the community to participate in a range of activities across the age groups for their health and mental wellbeing. This facility will provide for both grass root activities and high level performance providing a new social sporting environment for the Parish. The Hub will also provide a new facility that will provide new employment and office provision for complimentary businesses as well as a Parish Council Office. The safeguarding criteria will ensure that these features will positively impact the environment on the site. This policy has a very positive social impact and encourages the use of the area for public access and leisure for parishioners and those beyond the Parish Boundary.
Policy CF2 – New and Enhanced Sport, Recreation and Community Facilities	**	*	*	The policy will have a very positive social impact by providing a greater range of leisure and recreation facilities throughout the Plan area. This policy will help to promote a strong vibrant and healthy community. This policy will provide for extension and accessibility of local services that reflect the current and future needs to support the community’s health and social well-being. The enhancement of existing buildings will make effective use of land.
<b>Design and Climate Change</b>				
Policy D1 High Quality Design	**	*	**	This policy has a very positive environmental impact in requiring development to design in features which enhance the natural and built environment. This policy has a very positive social impact and encourages the development of new builds to create spaces which are designed to be

BNDP Plan Policy	Social	Economic	Environment	Comments
				good for the health and well-being of residents. This policy embodies the principles of sustainable economic development at its core. This policy will protect and enhance the natural, built and historic environment of the Parish. In this policy the environment is to gain from minimising waste and pollution, and mitigation and adapting to climate change.
Policy DH1 – Historic Character	**	*	**	The policy will have a very positive social impact in encouraging the protection of a wide range of local heritage assets from unnecessary loss, embedding a community sense of place. In doing so, some will have a social and economic value. This policy also values heritage setting which will provide both social and environmental gains. This policy has a very positive environmental impact by providing environmental gains that protects and enhances the Parishes built and historic environment; including using local resources and materials and the mitigation and conversion of buildings to tackle climate change.
Policy DH2 – Development of Existing Building in and adjacent to the Conservation Area	-	-	**	This policy values the character of Broadclyst Conservation Area which will provide significant environmental gains. This policy provides environmental gains in that it protects and enhances the Parishes built and historic environment within the Conservation Area and will support heritage led regeneration.
Policy DH3 – Historic Restoration	-	-	**	This policy values the fabric and setting of heritage assets which will provide significant environmental gains. This policy provides environmental gains in that it protects and enhances the historic environment, assets and seeks restoration of 4 key community historic assets.
Policy DC1 – Energy Efficient New Buildings	*	*	**	This policy has a very positive environmental impact in requiring development to reduce carbon emissions and have high energy standards. This policy has indirect positive social impacts by seeking to reducing the consumption and cost of energy whilst also having indirect positive economic benefits by seeking to ensure supply chains in the construction industry move to low energy construction.

<b>BNDP Plan Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Comments</b>
Policy DC2 – Increasing Energy Efficiency of Existing buildings	*	*	**	This policy has a very positive environmental impact in requiring improvements to the energy efficiency of an existing building and to maximise the use of renewable energy resources and by incorporating renewable energy regeneration. This policy has indirect positive social impacts by seeking to reducing the consumption and cost of energy whilst also having indirect positive economic benefits by seeking to ensure supply chains in the construction industry move to low energy construction.
Policy DC3 – Sustainable Drainage	-	-	**	This policy has a very positive environmental impact in requiring a net reduction in surface water run off to minimise the impact on localised flooding.
Policy DC4 – Residential Storage	*	-	**	The policy has a very positive impact on the social and environment trends of the Parish. The policy will have a positive social and environmental impact by encouraging developments to provide facilities to encourage occupants to recycle and make greater use of low carbon active travel. This policy will protect and enhance our natural environment by maximising recycling and mitigating and adapting to climate change. The policy supports a low carbon travel model which provides environmental as well as health and social benefits.
Policy DC5 – District Heating Schemes	**	*	**	The policy has a very positive impact on the social and environment trends in the Parish. The policy will have a positive social and environmental impact by encouraging developments to be served by low carbon heating schemes and Local District Heating Schemes. This policy will protect and enhance our natural environment by minimising energy consumption and mitigating and adapting to climate change. This policy has identified and coordinated the provision of infrastructure which meets the needs of the present and future generation and in doing so provides both economic and social gains.
Policy DC6 – Community Led Renewable	**	*	**	The policy has a very positive impact on the social and environmental needs of the Parish. The policy will have a positive social and environmental impacts by increasing the community's use and production of renewable and low carbon energy. This policy will protect and enhance

<b>BNDP Plan Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Comments</b>
Energy Production				our natural environment by minimising non-renewable energy consumption and mitigating and adapting to climate change. This policy has identified and coordinated the provision of infrastructure which meets the needs of the present and future generation and in doing so provides both economic and social gains.
<b>Economy and Employment</b>				
Policy EC1 Regeneration of Beare Farm	**	**	*	The policy will have a very positive economic impact as it promotes provision of specific economic development through the regeneration of existing buildings and selective new development. This policy will ensure that land of the right type is made available to allow for economic growth and improved productivity. The creation of a multi-use economic site will provide social well-being benefits together with environmental benefits through the regeneration of a heritage asset, the listed farmhouse. The garden and green spaces will remain with new orchard trees being planted on the site.
Policy EC2 Regeneration of Crannaford Site	**	**	*	The policy will have a very positive social and economic impacts as it promotes innovation and productivity supporting the rural economy. This policy will help to rebuild a strong and responsive competitive economy on a once vibrant economic site using existing buildings. The facility has the potential to provide an increased social provision if a garden centre is provided in good proximity to Cranbrook. This policy has social gains if it is to be developed to reflect and support current and future needs of the growing local community. This policy will result in positive environmental gains as this focus is on effective use of land of a previously used site, rather than utilisation of a greenfield site supporting expansion of businesses in an area of relatively low landscape sensitivity due to the existing developed nature of the site and the provision of Green Lanes.
Policy EC3 Regeneration of	-	**	*	The policy will have very positive economic impacts providing the regeneration of a brownfield site, promoting innovation and productivity near to community facilities and transport links. This policy will result in

<b>BNDP Plan Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Comments</b>
the Winter Gardens Site				positive environmental gains as this focus is on effective use of land of a previously used site, rather than utilisation of a greenfield site supporting expansion of businesses.
Policy EW1 Development of Work Hubs	*	**	**	The policy will have very positive environmental and economic impacts as it promotes small scale start-ups and growth of micro sized enterprises. This policy will help to rebuild a strong and responsive competitive economy and social gains reflecting and supporting needs for opportunities to work closer to home. This policy will result in positive environmental gains as this focuses on minimising the need to commute and will be in proximity to centres of population or in proximity to sustainable travel options.
Policy ET1 Development of Tourism	-	**	*	The policy will have a very positive economic impacts as it promotes tourism and tourism related businesses in the parish which will bring jobs and investment. This policy, through its criteria will result in positive environmental gains as this focus is on the development being proportionate to existing activities, respecting the landscape and heritage character, and ensuring traffic, access and highway matters are satisfactorily addressed.
Policy ET2 Holiday Accommodation	-	**	*	The policy will have a very positive economic impacts as it promotes holiday accommodation in the parish which will support and broaden the existing tourism sector bringing jobs and investment. This policy, through its criteria will result in positive environmental gains as the policy seeks conversion of existing buildings as well as new builds, development is required to be in proximity to existing buildings and settlements, would not harm the landscape and heritage character and ensuring traffic, access and highway matters are satisfactorily addressed.
Policy ET3 Camping Sites	-	**	*	The policy will have a very positive economic impacts as it promotes camping sites in the parish which will support and broaden the existing tourism sector bringing jobs and investment. This policy, through its criteria will result in positive environmental gains as the policy seeks development to be small scale, have appropriate access to pedestrian and

<b>BNDP Plan Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Comments</b>
				cycle routes, prioritising sustainable modes of transport and should not significantly impact the landscape and heritage character.
<b>Housing</b>				
Policy H1 Blackhorse Gardens site	**	*	*	The policy has a very positive social impact in meeting local housing needs. The policy has a positive environmental impact in the provision of new trees and in the low carbon travel options at the edge of one of the larger settlements within the parish in an area of low landscape sensitivity due to it being well screened from existing planting. The policy is in support of live- work provision which will provide economic gains within a residential site.
Policy H2 Broadclyst Station: Site between Shercroft Close and Cotterell Road	**	-	*	The policy has a very positive social impact in meeting local affordable housing needs and an appropriate tenure mix at one of the largest settlements within the parish. The policy has a very positive impact socially as it is providing land for the Exeter to Cranbrook cycle route and a Children’s play park. The policy has positive environmental impacts in the provision of a new hedgerow with trees along Station Road in an area of low landscape sensitivity. The policy will provide a well- designed space to support a strong, vibrant and healthy community.
Policy H3 Heathfield site allocation at Broadclyst Village	**	-	*	The policy has a very positive social impact in meeting local affordable housing needs and tenure mix which meets the identified needs. The policy will provide a well- designed safe space to support a strong, vibrant and healthy community at the edge of Broadclyst, a local service centre which provides a range of services and facilities. The policy will help to promote environmental gains by improving biodiversity, mitigating and adapting to climate change, moving to a low carbon economy and being well integrated with the village given it is contiguous with the built up area of Broadclyst. The policy in safeguarding community access to the allotments ensures that the social needs of the present and future generations are included within the site layout and provision.
Policy H4	**	-	-	The policy has a very positive social impact in meeting local housing needs and increasing the accessibility and affordability of housing to local people.

<b>BNDP Plan Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Comments</b>
Social and Affordable Housing				
Policy H5 New Housing in Broadclyst Parish	**	-	-	The policy has a very positive social impact in meeting local housing needs by ensuring that the size, tenure, affordability and open market housing meets the needs identified in local housing assessments.
Policy H6 Self Build	**	-	*	The policy has a very positive social impact in providing opportunities for people to design, build and own their own homes increasing the accessibility and affordability of housing to local people. The policy has positive environmental impacts by ensuring self-build / custom build homes are located within the built up area boundary of Broadclyst, infill plots are where they are within or well related to established settlements within the parish.
Policy H7 Development of live work units	**	**	*	The policy will have very positive social and economic impact as it promotes the co-location of homes and jobs. This policy will help to rebuild a strong and responsive competitive economy and social gains reflecting and supporting needs for home working following the pandemic. This policy will also result in positive environmental gains as this focuses on minimising the need to commute and will be located on brownfield sites, infill plots, re use of rural and agricultural buildings and allocated site H1.
<b>Infrastructure and Access</b>				
Policy T1 New Pedestrian and Cycle Route	**	**	**	The policy has a very positive impact to the social and economic functionality of the Parish. The policy will have a very positive social and environmental impact by encouraging developments to reduce the impact of road traffic with benefits to local health and the environment. This policy will protect and enhance our natural environment by minimising pollution and mitigating and adapting to climate change. The policy advocates a low carbon travel model which provides environmental as well as health and social gains. This policy has identified and coordinated

<b>BNDP Plan Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Comments</b>
				the provision of infrastructure which meets the needs of the present and future generation and in doing so provides both economic and social gains.
Policy T2 Pedestrian and Cycle Bridge over Waterloo Railway Line	**	*	**	The policy will have a very positive social and environmental impact by encouraging developments to increase pedestrian and cyclist safety as well as reduce the impact of road traffic with benefits to local health and the environment. In the policy the infrastructure is focused on bringing about the right type of development in the right place to allow innovation and improved safety gains. The policy will protect and enhance the surrounding natural environment by supporting and moving towards a low carbon travel option. The bridge will provide easy active travel access to local employment sites in Cranbrook and at Skypark.
Policy T3 Parking Provision	**	-	**	The policy will have a very positive social and environmental impact by encouraging developments to ensure that appropriate levels of parking are provided which have maximum surface permeability and are prioritised for sustainable forms of transport including bikes, e bikes and provide charging points for electric or low emission vehicles and which supports generation of renewable energy. This policy will protect and enhance the natural environment by minimising pollution and mitigating and adapting to climate change. The policy advocates a low carbon travel model which provides environmental as well as health and social gains.
Policy T4 Active Travel Infrastructure (for commuting and leisure)	**	-	**	The policy will have very positive social and environmental impacts by encouraging the extension and improvement of active travel across the parish with benefits to local health and the environment. The policy will protect and enhance the surrounding natural environment by supporting and moving towards low carbon travel options. It will further improve the environment by providing a network of quiet streets with safe crossings across main roads for walking and cycling.
Policy T5 Low Carbon Travel Provision	**	-	**	The policy will have a very positive social and environmental impact by supporting and expanding a low carbon transport network. The policy will protect and enhance the surrounding natural environment by supporting and moving towards low carbon methods of travel.

<b>BNDP Plan Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Comments</b>
<b>Natural Environment</b>				
Policy NE1 Protecting Woodland	*	-	**	This policy has a positive environmental impact and encourages the use of the area for public access and leisure. This policy has a very positive environmental impact in avoiding tree removal in sites being developed. This policy has a very positive environmental impact in that woodland that is highly valued by parishioners. This policy has a positive social impact in that woodland is highly valued by parishioners as a place to visit for health and well-being activities. This policy has a positive impact in that it is recognised that developing infrastructures in woodland is required to enhance public access and use.
Policy NE2 Green Corridors	*	-	**	This policy has a very positive environmental impact and encourages the enhancement and further development of green corridors for both visual and wildlife habitat benefits. The visual benefits of green corridors will help create areas attractive to local residents and the consequent benefits to their health and wellbeing. The policy will enhance well- designed spaces to support strong, vibrant and healthy communities.
Policy NE3 Tree Replacement	*	-	**	This policy has a very positive environmental impact by ensuring development that would result in the loss of trees is mitigated by a Tree Replacement Scheme. The policy will enhance well- designed spaces to support strong, vibrant and healthy communities.
Policy NE4 The protection and enhancement of hedgerows	*	-	**	This policy has a very positive environmental impact by protecting hedgerows which are a distinctive feature of the parish for both visual and, biodiversity and wildlife habitat benefits. The policy will enhance well- designed spaces to support strong, vibrant and healthy communities.
Policy NE5 Landscape and Biodiversity	*	-	**	This policy has a very positive environmental impact by ensuring that residential extensions and alterations should seek to contribute to high quality and biodiversity rich natural environments. The policy will support strong, vibrant and healthy communities.

<b>BNDP Plan Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Comments</b>
Policy NE6 Local Green Spaces	**	-	**	This policy has a very positive social and environmental impacts by seeking to protect local green spaces which are of particular importance to the local community, which have attributes such as recreation, beauty, historical importance, tranquillity and landscape value. The policy will enhance well- designed green spaces to support strong, vibrant and healthy communities.
Policy NE7 Flood Management	*	-	**	This policy has a very positive environmental impacts by encouraging Natural Flood Management to ensure efficient management of flood risk. Well managed rivers and wetlands provides a good public access space, and the development of SANGS can double as social spaces for the community.

## EUROPEAN UNION OBLIGATIONS

### Strategic Environmental Assessment and Habitat Regulation Assessment

51. European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for plans or programmes that would have a significant environmental effect. UK legislation is set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). The local planning authority should determine whether or not a plan is likely to have a significant effect and consult the consultation bodies (Natural England, Historic England and the Environment Agency). The Neighbourhood Planning Regulations requires either that a SEA is submitted with a Neighbourhood Plan proposal or a determination obtained from the District Council that the plan is not likely to have 'significant effects.'
52. An initial screening exercise was carried out by EDDC as the Local Planning Authority to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the Broadclyst Neighbourhood Plan, at an early stage in the plan's development. At this stage, there was a very limited amount of information available, and it was concluded that, (1) with regard to the SEA, the Plan had the potential to result in a significant adverse effect on the environment, and subsequently SEA is required, and that (2) with regard to the HRA, the Plan had the potential to result in a significant adverse effect on any Natura 2000 sites so should be subject to HRA. On the basis of this, AECOM were commissioned by Broadclyst Parish Council to prepare an SEA Scoping Report and a Habitat Regulation Assessment (including Appropriate Assessment) to inform the LPA whether there would be any potential effects on internationally designated wildlife sites, and advise on appropriate mitigation through policy if so.
53. The consultation bodies were consulted by AECOM on the SEA Scoping and their comments are recorded in the report and informed the Strategic Environmental Assessment carried out. The HRA Report was included in the suite of documents at pre-Submission (Regulation 14) consultation. The SEA and HRA reports were updated in Autumn 2021 to reflect the revised Regulation 16 draft of the Plan, and both reports were submitted as part of the Regulation 15 Submission in December 2021. The conclusion of the HRA report is that "combined with the overarching East Devon Local Plan, the Broadclyst Neighbourhood Plan contains sufficient policy framework to ensure no adverse effects on the integrity of international designated site will occur in isolation or in combination with other projects and plans." The conclusions of the SEA for each theme assessed are that overall effects arising from the Plan will be positive, with the exception of heritage where the effects are assessed as uncertain with particular reference to the allocation at Silverton Mill (until specific proposals come forward).
54. EDDC have confirmed in their legal advice that AECOM have undertaken the SEA and their methodology and findings are not considered unreasonable. HRA is required due to Broadclyst's proximity to internationally important wildlife habitats, and therefore an appropriate assessment has been undertaken as a second stage of the screening and this concludes that any harm can be suitably mitigated. This is subject to views from the Consultation Bodies, who are aware that they will be formally consulted for a period of 6 weeks alongside the Regulation 16 consultation.
55. Officers of EDDC intend to rescreen the updated Regulation 16 version of the plan in June 2022. It is anticipated that the updated EDDC Officer Screening Opinion will conclude that the Plan requires both SEA and HRA as the site allocations have the potential to result in harm to the environment.

- 56. Both SEA and HRA have therefore been undertaken to consider the revised BNDP with the predominant changes being the exclusion of allocation policies at Silverton Mill and Elbury Farm. In the case of SEA dated June 2022, which assesses the current, June 2022 version of the BNDP, it concludes that the 39 planning policies for guiding development in the Neighbourhood Plan Area are likely to lead to overall positive effects in terms of Population and Community, Transportation, Health and Wellbeing, climate change, biodiversity, historic environment themes. In respect of landscape and land, soil and water resource themes, the housing allocations and Community Sports Hub may lead to minor negative effects but regeneration of previously developed opportunity sites will lead to positive effects as will other policies for the protection and enhancement .
- 57. The HRA which reviews the updated version of the BNDP June 2022, concludes that, combined with the overarching East Devon Local Plan, the Broadclyst Neighbourhood Plan contains sufficient policy framework to ensure that no adverse effects on the integrity of international designated site will occur in isolation or in combination with other projects and plans.
- 58. EDDC have confirmed that the basic conditions concerning Habitats and Environmental Impact Assessment as described in Schedules 2 and 3 of the Regulations have been accounted for.

**Human Rights**

- 59. The Human Rights Act 1998 encapsulates the Convention and its articles into UK Law. The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights
- 60. An assessment has been carried out to assess the potential impacts of the BNDP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown below and shows that the Neighbourhood Plan is not likely to lead to increased inequalities or discrimination in the plan area. Some of the policies are identified as having positive impacts on people who may experience disadvantage by virtue of their age or disability. This is primarily due to the fact the BNDP seeks to ensure new housing provision meets the range of needs in the community (thereby increasing access to people who are older, infirm or disabled) and seeks to increase the quality of the pedestrian environment and cyclist environment (thereby increasing access to facilities for younger people or older people who may not have access to private transport).

Protected Characteristic	Impact	Commentary
Age	+ Positive	Plan objectives seek to improve access to housing and facilities for all age groups.
Disability	+ Positive	Housing Objective relates specifically to meeting the full range of housing needs if current and future residents.
Gender Reassignment	0 Neutral	No specific impact identified
Marriage and civil partnership	0 Neutral	No specific impact identified

Pregnancy and maternity	0 Neutral	No specific impact identified
Race	0 Neutral 0 Neutral	No specific impact identified
Religion or belief	0 Neutral	No specific impact identified
Sex	0 Neutral	No specific impact identified
Sexual Orientation	0 Neutral	No specific impact identified

61. The BNDP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. No sectors of the community would be discriminated against, would generally have public benefits and encourage the social sustainability of the plan area. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded. The Parish Council's Equalities Policy was adopted throughout the NP process<sup>3</sup>. This was to ensure that the Parish Councils vision and commitment to equality of access and opportunities was available for all involved.

**Note: This report has prepared to meet Nupremis Cambridge Limited accessibility standards for neighbourhood plan documents in association with the requirements of the Accessibility Regulations 2018.**

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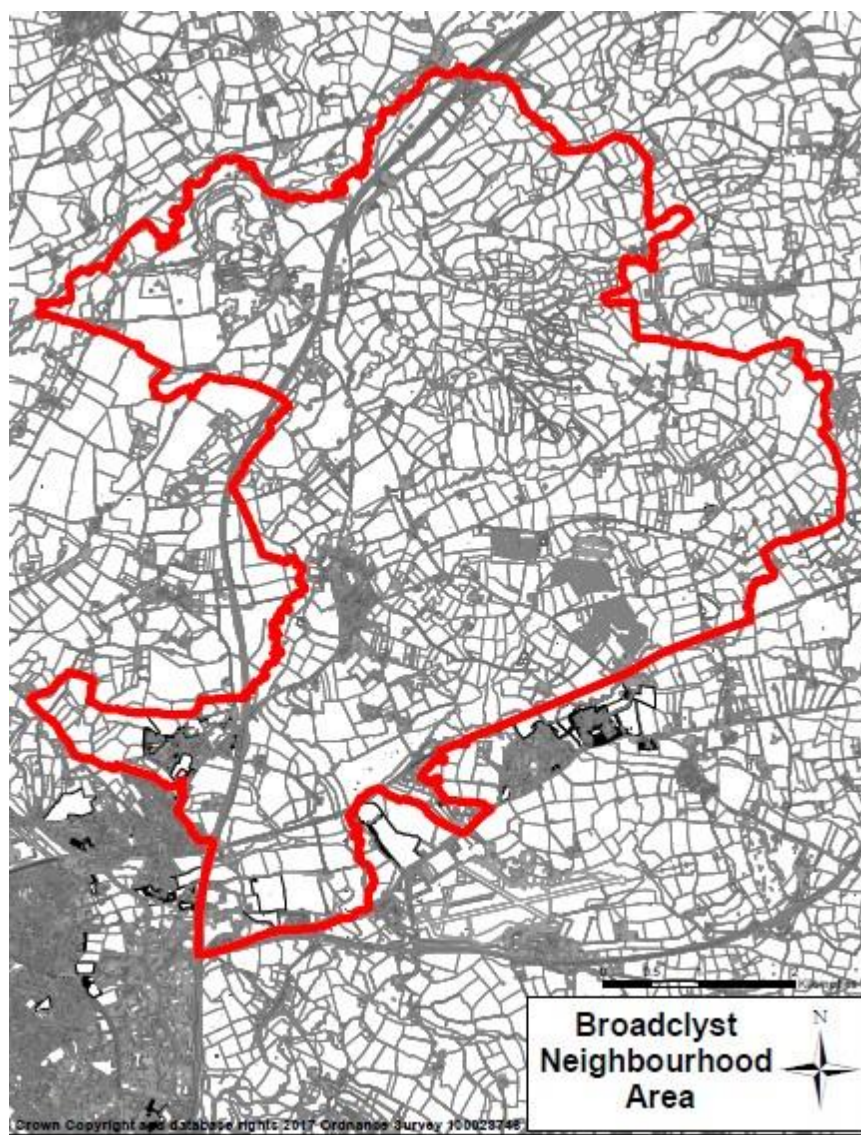
<sup>3</sup> <https://www.broadclyst.org/parish-council/governance/policies-and-procedures?start=10>

The Neighbourhood Planning (General) Regulations  
2012



## Application for Designation of a Neighbourhood Area

We have received an application from Broadclyst Parish Council for the designation of the Parish of Broadclyst as a Neighbourhood Area. Formerly the Neighbourhood area applied to part of the Parish only.



You can view the proposal on our website at: [www.eastdevon.gov.uk/planning-neighbourhood\\_plans](http://www.eastdevon.gov.uk/planning-neighbourhood_plans) or by appointment with Broadclyst Parish Council. The designation of the whole Parish was agreed by Cabinet on 13<sup>th</sup> July 2017 and the effective date of the decision was 20<sup>th</sup> July 2017.

## **EAST DEVON DISTRICT COUNCIL Minutes of the meeting of Cabinet held at Knowle, Sidmouth on 13 July 2017**

### **Attendance list at end of document**

The meeting started at 5.30pm and ended at 6.04pm.

#### **\*21 Public Speaking**

Mr Roger Sherriff and Councillor Chris Kitson wished to speak on agenda item 18 relating to Budleigh Salterton Neighbourhood Plan Examiner's report.

#### **\*22 Minutes**

The minutes of the Cabinet meeting held on 14 June 2017 were confirmed and signed as a true record.

#### **\*23 Declarations**

None

#### **\*24 Matters of urgency**

None

#### **\*25 Matters referred to the Cabinet**

There were no matters referred to the Cabinet by the Overview and Scrutiny Committees.

#### **\*26 Exclusion of the public**

There were no items that officers recommended should be dealt with in this way.

#### **\*27 Forward Plan**

Members noted the contents of the forward plan for key decisions for the period 1 August 2017 to 30 November 2017.

#### **\*28 Minutes of the Recycling and Waste Partnership Board held on 25 May 2017**

Members received the Minutes of the Recycling and Waste Partnership Board held on 25 May 2017. The prospect of future green waste collections for the district was discussed.

#### **\*29 Minutes of Housing Review Board held on 15 June 2017**

Members received the Minutes of Housing Review Board held on 15 June 2017.

**RESOLVED (1) that the following recommendations be noted:**

#### **Minute 7 Procurement of the housing responsive repairs and works to void properties contract**

1. the final options report from echelon and consider the models proposed for the renewal of the responsive repairs and work to void properties contract.

#### **Minute 11 Communal cleaning**

1. the current position and future plans for the cleaning of communal housing areas.

#### **Minute 12 Spending Right to Buy receipts**

1. the update report on the use of Right to Buy receipts and Housing Revenue Account funding to secure suitable property to add to the Council's housing stock.

9

**RESOLVED (2) that the following recommendations be agreed:**

**Minute 7 Procurement of the housing responsive repairs and works to void properties contract**

2. the outsourcing option as the preferred approach to procuring a new contract and securing service improvements.

**Minute 9 Housing strategy update**

**Minute 10 Decommissioning of sheltered housing update**

1. the decision to cease the process of decommissioning certain sheltered properties,
2. those properties already decommissioned were re-commissioned. **Minute 11**

**Communal cleaning**

2. the appointment of two further members of cleaning staff.

**Minute 12 Spending Right to Buy receipts**

2. delegated authority to the Strategic Lead – Housing, Health and Environment, Portfolio Holder for Sustainable Homes and Communities, and Chair of the Housing Review Board to approve further purchases to meet 2017/18 and 2018/19 Right to Buy spending deadlines using the Housing Revenue Account funding, or other such funding, as match funding.
3. a new form for Right to Buy applications designed to counter fraudulent claims.

**Minute 13 Housing Revenue Account outturn report 2016/17 1.**

the Housing Revenue Account outturn position for 2016/17.

2. an adopted range between £2.1m and £3.1m was determined for the HRA balance, and £3.977m held above this level was transferred to a new reserve called 'future housing development fund',
3. £2.8m was transferred from the HRA business plan volatility fund into the future housing development fund.

\*30 **Minutes of the STRATA Joint Scrutiny Committee held on 15 June 2017**

Members noted the Minutes of the STRATA Joint Scrutiny Committee held on 15 June 2017

**\*31 Minutes of the STRATA Joint Executive Committee held on 20 June 2017**

Members noted the Minutes of the STRATA Joint Executive Committee held on 20 June 2017.

**RESOLVED (1) that the following recommendation be agreed:**

**Minute 21 Strata Budget Monitoring Out-Turn Report 2016/17**

3. the three Councils approved the appointment of two Project Managers and one Supplier Engagement Manager on fixed term contracts for two years. The cost was estimated at £132,000 a year, with the balance of funding coming from anticipated additional savings generated by the Supplier Engagement Manager.

**\*32 Minutes of the Scrutiny Committee held on 22 June 2017**

Members received the Minutes of the Scrutiny Committee held on 22 June 2017.

**RESOLVED (1) that the following recommendation be noted:**

**Minute 7 Scrutiny Forward Plan**

the Chief Executive's report to Cabinet on his two priority areas after the Parliamentary Election included explanation of the postal vote issue of 25 May 2017 that did not have an official security mark visible on the front of the ballot paper.

**33 Electoral Review of East Devon – Final Recommendations**

Members noted the Local Government Boundary Commission for England had now published its final recommendations for the new electoral arrangements for East Devon.

**\*34 Monthly Performance reports – May 2017**

The report set out performance information for the 2017/18 financial year for May 2017. This allows Cabinet to monitor progress with selected performance measures and identify any service areas where improvement is necessary.

There were three indicators that showed excellent performance:

- Percentage of Non-domestic Rates Collected
- Days taken to process Housing Benefit/Council Tax Benefit new claims and change events
- Working days lost due to sickness absence

There was one performance indicator showing as concern:

- Percentage of planning appeal decisions allowed against the authority's decision to refuse - Two appeal decisions were received during May, one appeal was allowed and one was a split decision. Seven decisions had now been received which was only a small sample of the total number of appeals received over the year. The decisions were being monitored, although it was anticipated that as the number of appeal decisions increase, the performance figure would stabilise.

**RESOLVED:**

that the progress and proposed improvement action for performance measures for the 2017/18 financial year for May 2017 be noted.

**REASON:**

The performance reports highlighted progress using a monthly snapshot report; SPAR report on monthly performance indicators and system thinking measures in key service areas including Development Management, Housing and Revenues and Benefits.

**\*35 Corporate Counter Fraud and Compliance Strategy – 2017-2020**

The Strategic Lead - Finance presented the report, which asked Members to approve the new strategy relating to the Council's Corporate Counter Fraud and Compliance work. Not adopting this strategy would mean there would be no clear corporate direction of travel for this area of work. This would risk the aims of the Anti-Fraud, Theft and Corruption Policy and also Regulatory Enforcement and Prosecution Policy not being met.

**RESOLVED:** that the Corporate Counter Fraud and Compliance Strategy for 2017-2020 be agreed.

**REASON:**

Adopting the strategy would give assurance to the Audit and Governance Committee and give a robust approach to fraud and error within East Devon.

**\*36 Annual Treasury Management Review 2016/17 – 1 April 2016 to 31**

**March 2017**

The Strategic Lead - Finance highlighted the report, which detailed the overall position and performance of the Council's Treasury Management Strategy during 2016/17.

**RESOLVED:**

that the investment values and performance for the year to 31 March 2017 be reviewed and noted.

**REASON:**

The Council was required by regulations issued under the Local Government Act 2003 and the Code of Practice on Treasury Management in Public Services published by the Chartered Institute of Public Finance & Accounting (CIPFA) to produce an annual review of its treasury management activities and performance.

**\*37 Broadclyst Neighbourhood Area – redesignation**

The report proposed that the Broadclyst Neighbourhood Area should be redesignated to cover the whole Parish.

**RESOLVED:**

that the designation of the whole Parish of Broadclyst as a Neighbourhood Area be agreed.

**REASON:**

In October 2013 Members agreed to designate part of the parish of Broadclyst as a Neighbourhood Area. The agreed area was smaller than that originally proposed by the Parish Council as Members felt that strategic planning areas should be excluded. Since then, a new Parish boundary had been agreed through a boundary review and the legislation had changed so that the District Council could not object to the designation of neighbourhood areas which followed parish boundaries.

**\*38 Budleigh Salterton Neighbourhood Plan Examiners Report**

Mr Roger Sheriff Chairman of Budleigh Salterton Neighbourhood Plan Steering Group, thanked EDDC for all the help and support they had received, especially Tim Spurway and Claire Rodway who responded to their requests of support quickly and professionally.

Councillor Chris Kitson said he was not mandated to speak on behalf of the Town Council although there were no adverse comments from the Town Council on the Examiner's report. He repeated the Plan's aims to support housing and business development as well as improve medical services.

Councillor Steve Hall, Ward Member stated this was a well-executed document. Although the Steering Group would have liked control of 100% of the hospital gardens, they were happy to work with the 50% set by the Examiner.

Councillor Tom Wright, Ward Member congratulated Roger Sherriff and his team for getting the Plan to this stage.

The Budleigh Salterton Neighbourhood Plan referendum would be held in September 2017 to avoid the August holidays where participation could be affected.

The report provided feedback and set out proposed changes following the examination of the Budleigh Salterton Neighbourhood Plan.

**RESOLVED:**

1. that the examiners recommendations on the Budleigh Salterton Neighbourhood Plan, be endorsed, 2. that a 'referendum version' of the Neighbourhood Plan (incorporating the examiners modifications) should proceed to referendum and a decision notice to this effect be published, be agreed,
3. that the Neighbourhood Plan group be congratulated on their hard work.

**REASON:**

The legislation required a decision notice to be produced at this stage in the process. The Neighbourhood Plan was the product of extensive local consultation and had been recommended to proceed to referendum by the Examiner subject to modifications, which, in most part, were accepted by the Town Council. One modification was not accepted by the Town Council and Members were asked to consider whether there were grounds to disregard the Examiners recommendation in this respect.

- \*39 **East Budleigh with Bicton Neighbourhood Plan to be formally 'made'** The East Budleigh with Bicton Neighbourhood Plan had now passed referendum and it must be formally 'made' by East Devon District Council for it to form part of the development plan.

**RESOLVED:**

1. that the East Budleigh with Bicton Neighbourhood Plan was 'made' so it forms part of the development plan,
2. that the Neighbourhood plan group be congratulated on all their hard work and advised that once 'made' the East Budleigh with Bicton Plan would carry its full weight in the planning decision making process.

**REASON:**

The East Budleigh with Bicton Neighbourhood Plan received a majority 'yes' vote in the referendum as required by the regulations and there was no substantive reason not to 'make' the Plan.

- \*40 **Additional capital budget for new recycling and waste collection service mobilisation**

The Strategic Lead – Housing, Health and Environment requested an additional capital budget of £152,116 in order to complete the capital mobilisation of the new recycling and waste collection contract. Originally a capital budget of £6m was set for the capital elements of the new service roll out. It looked like the original spend was going to be under £5m for all the capital elements, so a portion of the original budget was offered as a saving.

The report showed why the request for an amount of this saving back to complete the capital parts of this large project was being asked for. This was mostly because of additional recycling sacks required for the mobilisation due to high levels of participation and for an improved electricity supply at the Greendale depot to power larger scale bailing equipment. This would cope with the higher than predicted amounts of recyclate being collected under the new scheme (25% higher than modelled).

**RESOLVED:**

that the additional capital spend of £152,116 for the new recycling & waste service roll out be agreed.

**REASON:**

To allow the successful capital mobilisation of the new collection service, giving the best chance of it succeeding and collection partner Suez being able to keep on top of processing the recyclate being collected.

\*41 **Corporate Health and Safety Policy**

The Service Lead - Environmental Health and Car Parks asked Members to consider and approve the Council's revised policy, which set out how a culture of safe workplaces and safe systems of working throughout the organisation would be promoted.

**RESOLVED:** that the revised policy be approved.

**REASON:**

The Council was a major employer and was legally required to comply with the Health and Safety at Work etc. Act 1974. Alongside general duties to protect the health, safety and welfare of employees and anyone else affected by its activities, there was an express legal requirement to produce a written policy. This should set out what arrangements were made for complying with the law and specify who was responsible for implementing these arrangements.

**Attendance list Present:**

Paul Diviani                      Leader

**Portfolio Holders:**

Ian Thomas                      Finance  
Tom Wright                      Environment  
Marcus Hartnell                Deputy Portfolio Holder Environment  
Iain Chubb                        Corporate Services  
Phil Twiss                         Deputy Leader/Strategic Planning and Developments

**Cabinet Members without Portfolio:** Geoff

Pook  
Eileen Wragg

**Cabinet apologies:**

Jill Elson                         Sustainable Homes and Communities

Phil Skinner            Economy

**Non-Cabinet apologies:**

Rob Longhurst  
Mark Williamson  
Roger Giles  
Simon Grundy  
Alan Dent  
John Dyson  
Steve Gazzard  
Colin Brown  
Jenny Brown  
Brenda Taylor

**Also present (for some or all of the meeting) Councillors:**

Brian Bailey  
Bruce de Saram  
Steve Hall  
Geoff Jung  
Pauline Stott  
Mike Howe  
Cherry Nicholas  
Ian Hall  
Maddy Chapman  
John O’Leary  
Cathy Gardner  
Marianne Rixson  
Helen Parr  
David Barratt  
Andrew Moulding  
Eleanor Rylance

**Also present:**

**Officers:**

Mark Williams, Chief Executive  
Simon Davey, Strategic Lead – Finance  
John Golding, Strategic Lead – Housing, Health and Environment  
Karen Jenkins, Strategic Lead – Organisational Development and Transformation  
Andrew Ennis, Service Lead - Environmental Health and Car Parks  
Ed Freeman, Service Lead - Planning Strategy and Development Management  
Anita Williams, Principal Solicitor (& Deputy Monitoring Officer)  
Amanda Coombes, Democratic Services Officer

Chairman ..... Date .....