

This is a document in response to the EDDC Issues and Options Document which is out to consultation.

This document shows the relationship between the I & O document and the Reg 14 Neighbourhood Plan for Broadclyst .

The document shows:

- The policies in the Plan that are in support of the Chapter content.
- The areas where the Neighbourhood Plan offers

EDDC Issues and Options Document	Broadclyst Neighbourhood Plan policies
<p>CH3. Designing for health and well-being.</p> <p>This chapter embraces active lives, regular exercise and spaces to do this. Places that provide social interaction both inside and outside. Quality of houses and the built environment for well-being. Provision of active spaces that are well designed.</p>	<p>Healthy lifestyles and living environments for all Broadclyst Parish residents is embedded in the Broadclyst Neighbourhood plan.</p> <p>There is also evidence that this is an <b>overarching theme</b> which crosses several areas in planning from creation of active green spaces to active travel storage as part of housing specification. The following policies are all linked to this chapter.</p> <p>CF1/2. Community Sports Hub  CF3. New sport and recreation facilities  Cf 4 Conversion and extension of existing community facilities</p> <p>D1 High quality design  DH4 Heritage Trails  DC1 Energy Efficient new buildings  DC3 Sustainable drainage  DC4 Residential Storage  H8 Development of live-work units  T1 New pedestrian and cycle route  T2 Bridge over the Waterloo railway line  T4 Active travel infrastructure for commuting and leisure  T5 Electric Travel Provision  NE1 Protecting Woodland  NE2 Green corridors  NE3 Tree Replacement Schemes  NE4 The protection and enhancement of hedgerows</p>

EDDC Issues and Options Document	Broadclyst Neighbourhood Plan policies
	NE5 Landscape and biodiversity NE6 Local Green Spaces
<p>CH4. Tackling the climate emergency This chapter is about reducing carbon emissions from new developments, and maximising energy from renewable sources</p>	<p>Climate change is a significant focus in the Broadclyst Neighbourhood Plan and climate change is highlighted in the vision statement of the Plan. Within the Plan there are a range of ambitious policies to address climate change and to move the Parish to a net zero carbon emissions by 2040. There is clear understanding that climate change is about changing use of fossil fuels as well as changing the natural environment to both cope and help address climate change. The Plan goes further than EDDC Document, it sends a strong message on climate change requirements it looks at encouraging existing developments in reducing carbon emissions. The following policies are all centred on climate change and includes policies focusing on the natural environment as part of the emission reduction programme.</p> <p>DC1 Energy Efficient new buildings DC3 sustainable drainage DC5 District Heating schemes DC6 Community led renewable energy production T4 Active travel infrastructure for commuting and leisure T5 Electric Travel Provision NE3 Tree Replacement Schemes NE5 Landscape and biodiversity NE6 Local Green Spaces NE7 Flood Management</p>

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<p>CH 5. Meeting housing needs. This chapter looks at the number of houses required from the government but fails to provide what the local needs is. There is encouragement for small to medium sized builders and small scale housing developments. There is consideration of houses designed for people at all stages for life. The last section contains a list of additional housing areas, which contain some really important housing options.</p>	<p>The Broadclyst Parish Neighbourhood Plan is about addressing local housing need and provision of appropriate levels of affordable housing for parishioners. Affordable housing is a key focus and make up 50% of site requirements with 25% in perpetuity rather than short term provision.</p> <p>The development of houses is in line with the preferred local model of</p> <ul style="list-style-type: none"> <li>a) small sites (up to a maximum of 24 houses) and</li> <li>b) sites closely linked with regeneration of brownfield sites.</li> </ul> <p>Broadclyst Parish has been part of a significant sized strategic housing building programme and the needs and capacity of such large sites has led to the recognition that new housing needs to ensure all factors that need to be balanced and addressed in the provision of new housing. : Design for health and well-being: Tackling the climate emergency: Design of beautiful and healthy spaces and buildings, Promoting sustainable transport; Infrastructure and facilities; Outstanding natural environment.</p> <p>The NP Housing policies also address issues which EDDC placed in additional housing suggestions at the end of the Chapter. In this plan there is support for self- build/ custom build and for development of live-work units.</p> <p>In the EDDC document there is no mention of live work units, despite most of our homes in 2020 pandemic having to provide this type of house model.</p> <p>The following policies provide new housing that are in line with local need and offers much more direction to housing than the EDDC Doc. Housing in the Plan brings forward additional housing benefits to the Parish.</p>

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	<p>H1 Blackhorse gardens site allocation at Blackhorse  H2 Clystlands site allocation at Broadclyst Station  H3 Heathfield site allocation in Broadclyst Village  H4 Jarvishayes site allocation in Broadclyst Village  H5 Affordable housing  H7 Self -build  H8 Development of live-work units</p>
<p>CH6.  Supporting jobs and the economy</p> <p>This chapter looks at locations for economic growth where the focus is on large scale strategic developments. Future types of jobs are explored and are listed. This is a poor section and is almost out of date. The</p>	<p>The Broadclyst Neighbourhood Plan recognises the need for business investment and job creation to be more locally based.</p> <p>In the following policies the expansion of business and job opportunities are provided. The area of economy and job creation is presently a volatile area and these economic developments are locally driven/ focused and not about development of transformational sectors which make up a very small percentage of East Devon’s jobs and economy sector. The Plan is therefore locally driven and is at odds with the focus of chapter 6.</p> <p>EC1 Regeneration of Beare Farm  EC2 Regeneration of Crannaford Site  EC3 Regeneration of Wintergardens Site  EM1 Regeneration of Silverton Mill Site  EM2 Regeneration of Elbury Farm  EW1 Development of Work Hubs  ET1 Development and sustainable tourism in the Parish  ET2 Holiday Accommodation</p>

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<p>recent pandemic has made the future of this area more difficult to predict and plan for.</p>	<p>ET3 Caravan and Camping Sites EA1 Agricultural Diversification</p>
<p>CH 8. Designing beautiful and healthy spaces and buildings (to meet 21 century needs.)</p>	<p>Design is the biggest chapter in the Broadclyst Neighbourhood Plan and has 10 policies linked to design and to design meeting the 21<sup>st</sup> Century needs and climate change. The growing importance of design is seen in the White Paper and other key documents and lead organisations, and this provided the encouragement to be aspirational in the creation of the design policies.</p> <p>The NP policies supports the I &amp; O document but is stronger and more aspirational than the material offered in Chapter 8.</p> <p>As well as the policies a key document for design “The Broadclyst Parish Character Assessment” was developed to provide guidance on design and design codes (Appendix 14). This assessment sets out design guidance principles for the different settlements and areas within the Parish to ensure that the design of developments fits in or complement their setting. The NP is an effective document in setting local design codes.</p> <p>D1 High quality design DH4 Heritage Trails DC1 Energy Efficient new buildings DC3 Sustainable drainage DC4 Residential Storage DC5 District Heating schemes</p>

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	DC6 Community led renewable energy production NE4 The protection and enhancement of hedgerows NE5 Landscape and biodiversity NE6 Local Green Spaces T4 Active travel infrastructure for commuting and leisure
CH9. Our outstanding built heritage This Chapter focuses on the historic environment of East Devon. The role of heritage assets are considered.	The community feel very strongly about the important role that heritage assets have in the promotion of local businesses, tourism and in the creation a beautiful backdrop and playground for those who work, live and visit the Parish. The Plan supports this, but it also recognises that heritage assets restoration and improvements needs to be included to be part of the response to climate change and economic growth. There is little consideration of the need for upkeep and restoration to support climate change requirements in Chapter 9.  DH1 Historic Character DH2 Existing building an and adjacent to the Conservation Area DH3 Historic Restoration DH4 Heritage Trails NE1 Protecting Woodland NE5 Landscape and biodiversity
CH10.	The Natural Environment is of great value to the residents of the Parish and at all NP consultations the need to protect and enhance the natural environment was a core theme.

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<p>Our outstanding natural environment. This chapter looks at protection and enhancement of the natural environment and to support an increase in biodiversity. It covers development in protected landscapes, and a list of other natural objectives are provided</p>	<p>In the consultation on sites for housing, the impact of the housing on the natural environment setting was a determining factor in whether the community supported or refused a site.</p> <p>The residents wanted greater access to the natural environment and requested more green spaces to be available close to where they live. Some residents in rural locations noted that although they were surrounded by a rich natural environment there was nowhere close by to access the natural environment.</p> <p>The following policies are in support of protection and enhancement and in Policy NE 5 there is also the target for a net increase in biodiversity of at least 10% which is a higher aspiration than the one set in Chapter 10. The following policies support and extend the EDDC document.</p> <ul style="list-style-type: none"> <li>NE1 Protecting Woodland</li> <li>NE2 Green corridors</li> <li>NE3 Tree Replacement Schemes</li> <li>NE4 The protection and enhancement of hedgerows</li> <li>NE5 Landscape and biodiversity</li> <li>NE6 Local Green Spaces</li> <li>NE7 Flood Management</li> </ul>
<p>CH11. Promoting sustainable transport This chapter prioritises walking,</p>	<p>The Neighbourhood Plan is in support of the objectives of this chapter and has policies to support the development of a sustainable transport network across the Parish. However, sustainable transport network development is expensive and tends to be provided as part of new strategic economic and residential sites and regional projects like the Clyst Valley Regional Park.</p>



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<p>cycling and public transport and make provision for charging vehicles, to reduce reliance of fossil fuelled cars.</p>	<p>The Plan provides greater level of provision than the EDDC Doc, in relation to electric travel provision and the design of car parks to generate renewable energy.</p> <p>In the EDDC document there is a list of additional sustainable transport provision which require greater prioritisation and are important in the move towards achieving sustainable travel.</p> <p>The following policies are all in support of a sustainable travel network.</p> <p>T2 Bridge over the Waterloo railway line</p> <p>T3 Parking Provision</p> <p>T4 Active travel infrastructure for commuting and leisure</p> <p>T5 Electric Travel Provision</p> <p>DC6 Community led renewable energy production</p> <p>D1 High quality design</p>
<p>CH12. Infrastructure and facilities. In this chapter the delivery of infrastructure is recognised as being vital in creating sustainable communities.</p>	<p>In the Broadclyst Neighbourhood Plan the focus on infrastructure facilities are in policies linked to transport and to provision of community facilities and spaces. Neighbourhood Plans are a good vehicle to ascertain what it is that is missing in community areas and what is needed for these communities to become more sustainable. The policies below are responding to local need which can be supported through the Neighbourhood Plan process.</p> <p>Provision of digital communications has not been included in the Broadclyst Neighbourhood Plan because national, regional and district provision of full fibre is neither prioritised nor achievable across the Parish. In the rural areas' connectivity is provided through private</p>

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<p>In these chapter three areas of provision are prioritised: Transport Connections, Digital Communications and Facility and Services.</p>	<p>wireless networks. I think the inclusion of digital communications is so integral to home and working life that this is to be a focus of Local plans not Neighbourhood Plans</p> <p>T1 New pedestrian and cycle route  T2 Bridge over the Waterloo railway line  T3 Parking Provision  T4 Active travel infrastructure for commuting and leisure  CF1/2. Community Sports Hub  CF3. New sport and recreation facilities  Cf 4 Conversion and extension of existing community facilities  NE6 Local Green Spaces</p>
<p>Question 3 Neighbourhood Plans and the new Local Plan  How do you think we should make best use of existing NPs to inform the new local plan that we are producing</p>	
<p>Neighbourhood Plans are a valuable community evidenced based resource, which clearly lay out a communities' values and aspirations and identify gaps in legislation and provision. Such a document will remain as a valuable resource for local authorities and has a role as a statutory planning document that sits within the EDDC development plan framework. <b>In support of Question 2 Option 2</b></p> <p>Existing and Future Neighbourhood Plans can respond to an EDDC requirement of housing numbers and economic spaces. Neighbourhood Plans can be pro-development and have successfully completed call for sites and have allocated land for development. The selection process ensures that locals are not only part of the land selection process but are in support of the land being developed. This approach ensures that development is in "the right</p>	

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place” for those who work and live in the area. Neighbourhood plans can therefore be utilised in the Call for land / allocation of Land process and can be allocated housing numbers in a Local Plan.

Neighbourhood Plans are good at provide a local picture which collated and analysed provide a local design template which can be part of, and/or additional to a district wide design templates.

The Broadclyst Neighbourhood Plan and its policies show that there are key issues at a local level that are not picked up or given higher priority in the EDDC issues and options document. See items identified in the sections above.

Neighbourhood Plans can be in favour of the regeneration of sites and community provision and can bring forward such development through Neighbourhood Development Orders.

Neighbourhood Plan are aspirational in relation to climate change and affordable housing and should be a valuable resource and template for district wide adoption.

Question 5

Option 1 supported. On no account should affordable housing be the reason behind why carbon -zero is not delivered. The new Local plan needs to set affordable housing numbers as well as market housing numbers. The new local Plan needs to hit 2040 zero- carbon targets and to set strong aspirational targets that sets a line in the sand.

Question 6: What disappointing suggestion of only wind and solar farms there is a need to be much more need to be more aspirational.

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	<p>Question 8: Option 1,200 but there needs to be a target set for the level of market value and affordable housing. So that affordable housing need is truly achieved. There is need for a really strong policy that ensure delivery of affordable houses.</p>
	<p>Question 9: Option 4 The NP has proved that development of small scale housing is the ONLY option that is supported by locals they are willing to see. Need for radical rethinking of development in E Devon. Small sites develop out more quickly, less onerous on infrastructure, enable sustainability and provide affordable housing.</p>
	<p>Q 11: Lots of options found in the NP is not evident in the EDDC Doc: Consider Self build housing % per site, Live work units, Regeneration mixed development sites etc</p>
	<p>Q 14 : consideration of mixed development sites</p>
	<p>Q 18 : This section in the EDDC is not at the cutting edge this is a massive growth area and an area of planning focus. This whole chapter needs to be more ambitious with strong robust policies . Neighbourhood Plans are more cutting edge.</p>
	<p>Q22 Natural environment needs to link with DEFRA land use</p>
	<p>Q23: This is a strength of Neighbourhood Planning the locals know EXACTLY what is missing and what is needed. Need for NP to be part of this process and delivery.</p>