

From: [Marrina Neophytou](#)
To: [Planning Policy](#)
Cc: [Susan Watts](#)
Subject: Broadclyst Neighbourhood Plan Regulation 16 Consultation
Date: 27 July 2022 16:11:29
Attachments: [image001.jpg](#)
[0.jpg](#)
[Broadclyst NP Notice of Reg 16 consultation.pdf](#)
[Broadclyst Neighbourhood Plan Advice Jan 2021.pdf](#)

Good Afternoon,

Thank you for sending Devon Historic Environment Team the Broadclyst Neighbourhood Plan for consultation. The plan is very well thought out and pleased to see the majority of our advice sent to you in January 2021 was incorporated, please see attachment. Our only comment is that the Historic Environment (Heritage) is still under Design and Climate Change. The Historic Environment should have its own heading, similar to how you have included the Natural Environment. This will emphasise importance of heritage and ensure that the NPPF policies are taken into consideration.

Thank you again and look forward to seeing the Plan completed.

All the best,

Marrina

Marrina Neophytou
Historic Environment Officer
Historic Environment Team
Planning, Transportation and Environment
Devon County Council
County Hall
Topsham Road
Exeter EX2 4QD

marrina.neophytou@devon.gov.uk

01392 382985

Disclaimer: <http://www.devon.gov.uk/email.shtml>

THINK CARBON FOOTPRINT! - Do you really need to print this email? Save Paper - Save Money - Reduce Waste

From: Planning Policy <PlanningPolicy@eastdevon.gov.uk>

Sent: 30 June 2022 13:11

To: Angela King <AKing@eastdevon.gov.uk>

Subject: Broadclyst Neighbourhood Plan Regulation 16 Consultation

Dear All

I am writing to advise that the Broadclyst Neighbourhood Plan has been submitted to East Devon District Council, in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. The plan has been assessed as compliant with the Regulations and as such the formal consultation is being launched today, and your comments on the Plan are now invited.

The submitted Neighbourhood Plan and supporting documents are available to view on/via our website:

[Neighbourhood Plans being produced in East Devon - Broadclyst - East Devon.](#)

The consultation is open for 10 weeks from today until **8th September 2022**. Please note that as well as an allowance for the summer holiday period, the longer period for this consultation (beyond the statutory 6 weeks) reflects the length and breadth of this plan, which includes a number of proposed sites for development, 38 policies, with a wide range of supporting documentation. Should you wish to comment, your early attention would therefore be encouraged where possible.

Please send comments (preferably using the form attached) to: planningpolicy@eastdevon.gov.uk.

The attached Notice gives full details of the consultation.

My contact details are below if you have any queries or need more information. Please do also let me know if you do not wish to receive future neighbourhood plan notifications, providing an alternative contact where appropriate, so we can ensure our mailing list remains up to date.

Thanks in advance for your time,

Angela

Angela King MRTPI

Neighbourhood Planning Officer

East Devon District Council

aking@eastdevon.gov.uk

Direct: 01395 571740

Switchboard: 01404 515616

Typical working days: Monday to Thursday

www.eastdevon.gov.uk

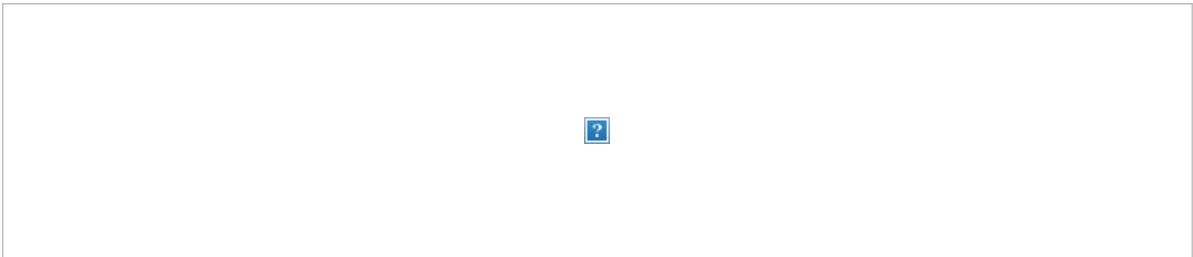
Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



Follow us on [Facebook](#) and [Twitter](#)

[Subscribe to your East Devon Update](#) for regular news and information about what's happening at East Devon District Council. Choose which topics you're interested in to get a personalised update.

[Email disclaimer](#)



Broadclyst Parish Neighbourhood Plan 2018-2031 Pre-Submission Version July 2020

Comments from:

Sue Watts & Marrina Neophytou
Historic Environment Officers
Historic Environment Team
Planning, Transportation and Environment
Devon County Council
Room 120, County Hall
Topsham Road
Exeter EX2 4QD

January 2021

Email: Susan.Watts@devon.gov.uk
Email: Marrina.Neophytou@devon.gov.uk

Baseline Information

The Devon County Historic Environment Record (HER) records that the plan area contains the following:

Designated Heritage Assets:

Grade I Listed Buildings:	1
Grade II* Listed Buildings:	7
Grade II Listed Buildings:	127
Conservation Areas:	1
Scheduled Monument	5
Registered Historic Park/Garden	1

Assets on the Heritage@Risk Register 0

Undesignated Heritage Assets: c.1224

Historic Environment Team General Advice

The historic environment will be a material consideration in deciding many of the planning applications submitted in your area. The National Planning Policy Framework (NPPF, Section 12, 125 Achieving well-designed places), says that Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Also Section 16, 184-202 on Conserving and enhancing the historic environment indicates that plans should make the most of 'heritage assets' (archaeological sites, historic buildings, landscapes) by setting out a positive strategy for the conservation and enjoyment of the historic

environment, including heritage assets most at risk through neglect, decay or other threats.

The production of your Neighbourhood Plan is an ideal opportunity for you to determine what parts of your Historic Environment are important to the community and how they are best managed. You could think about how important these assets are to your community, to Devon or even nationally or internationally. Should the site or building be protected from development? Could it usefully be reused and incorporated into a development? Or is it not that important? What archaeological or historic areas and buildings could be used as community facilities or public open space? How can historic sites in the area be made more accessible to the community or linked together by existing or new public rights of way? How can historic sites, nature conservation and other local issues, such as highways and flood management, work together to make a better-quality environment all round?

Neighbourhood Plan Overall

Planning policies are well covered and good use of maps. Pleased to see the importance given to the historic built environment, orchards and heritage trails. Images are generally too small. Individual heritage assets could be included which will emphasise the archaeology in the parish.

A Snapshot of Broadclyst, page 8

Perhaps title this section the History of Broadclyst rather than a snapshot. Spelling error, 'known' should be know.....'There is coalescence between the Parish and Exeter, making it difficult to know where one boundary stops and the other starts'.

You could include a brief history of the parish here. It is its history and development that has shaped the parish we see today and given each settlement its special and distinctive character. Earliest settlement dating from the prehistoric to the Romano-British period is indicated by cropmark enclosures, ring ditches and the Iron Age Hillfort at Killerton, a Scheduled monument, (DCC Historic Environment reference: MDV1312, MDV52108, MDV52109, MDV52112, MDV52113, MDV54115). Also, to include the medieval development of Broadclyst, it is mentioned in the Domesday book 1086, moving through time to include NT takeover of Killerton Estate which leads on to the next section.

The National Trust, page 9

The village is quite unique to Devon in that much of the land, buildings etc are under the National Trust (NT) ownership. The images are too small, enlarging them and perhaps setting them out as a montage on one page would really give the reader an impression of the influence/characterful nature the NT has had on Broadclyst. Certain roads are quite a landmark when driving through the parish so would be great to show this. Include an image or two of Killerton House showcasing Broadclyst attractions.

Conservation Area, page 9,10

Fig 6. The Conservation boundary currently highlighted light blue on the map could be made darker which will emphasis it. The fonts on the map are also blurry.

Historical Assets p10

The title 'Historic Assets' is a little misleading as this could include Prehistory. Perhaps better to title this Listed Buildings and Structures. Also, worth mentioning a few of the heritage assets which will give readers who know nothing about Broadclyst a sense of its character. For example, Parish Church of St John the Baptist which still retains 14th century material design (MDV10153), the remains of the vaulted undercroft (MDV10167, Scheduled Monument), the 15th century medieval cross located in the church yard (MDV10154, Scheduled Monument), Clyston Mill (MDV19788) and Old Windmill (MDV10152). You can choose to add more.

Settlements, page 10

'New Strategic Developments' should be on a separate line.

Character landscape, page 12

A good place to mention Historic Landscape Characterisation (HLC) which gives more detail on the character of the landscape and how the pattern of small farms, fields and hedgerows has developed since the medieval period. Further information on the HLC can be found at <https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/historic-landscape-characterisation/>,

Images of vistas would be a good addition in this section and in the Woodland section.

P27, FIG 12

Three possible sites are shown for the allocation of the Community Sports Centre but only two maps are shown in the discussion have you left out one of the maps?

Chapter 2 Design and Climate Change

You have included Heritage under this heading. Perhaps instead, Heritage could have its own chapter as the Natural Environment has.

Design and Heritage, page 39

You note the importance of conserving and enhancing the historic environment but there is little mention of buried archaeology which is also a material consideration in the planning process. There is a very brief mention referred to in DH3.

Allocation of land for Development

There are several parcels of land within the Broadclyst Parish which have been identified for possible future development. Depending on the individual archaeological potential some sites may require archaeological work either

prior to or as a condition of planning application submission. See NPPF section 16, paragraph 199.