

From: [Stuart, David](#)
To: [Planning Policy](#)
Subject: Broadclyst Neighbourhood Plan Regulation 16 Consultation
Date: 08 September 2022 19:29:27
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image6e2cbe.JPG](#)

Dear Angela

Thank you for your Regulation 16 consultation on the submitted version of the Broadclyst Neighbourhood Plan. In our previous Regulation 14 consultation response we highlighted concerns that proposed site allocations were supported by adequate evidence to demonstrate that the Plan was in conformity with overarching policy for the protection and enhancement of the historic environment.

In looking at the submitted Plan and the supporting documents on your authority's website we note significant differences in both the content of the Plan as it relates to those site allocations and its evidence base.

The proposed site allocations at Silverton Mill (policy EM1) and Elbury Farm (policy EM2) have now been deleted. We also note that the Jarvishayes site allocation (policy H4) no longer exists.

Otherwise, site allocations for the Sports Hub (policy CF1), Blackhorse Gardens (policy H1), Broadclyst Station (policy H2), and Heathfield (policy H3) remain as before but with enhanced justification within supporting text in the Plan, and with more robust and confident assessments and conclusions relating to relevant heritage asset considerations for each site within the revised SEA Environmental Statement.

This is now a much more helpful evidence base as it asserts unequivocally that none of the sites in question will affect heritage assets. The methodology which has been used to establish these conclusions is still not clear but we have no reason to dispute them nor the local knowledge with which to do so. We must therefore defer to your authority and rely on it to reassure itself as far as the verification and veracity of that heritage evidence is concerned.

We did not previously comment on the site allocations at Crannaford (policy EC2), the Winter Gardens (policy EC3), or Beare Farm (policy EC1) but appreciate that it may be useful for us to do so now. The first two allocations relate to previously developed sites which therefore establishes the principle of development in these locations. Beare Farm is proposed for retention and conversion of the historic buildings on the site which is welcome.

None of these allocations sets out in their policies quanta of development, and respective criteria and policies elsewhere in the Plan should therefore be sufficient to ensure that any new development takes due account of any relevant historic environment considerations.

On the basis of the above there are no residual issues of concern which we have over the submitted Plan. We are impressed by and grateful to the community for the manner in which it has positively responded to our previous advice, and are pleased to be able to offer unqualified praise for the Plan in its definition and promotion of the role and value of the area's distinctive historic character.

Kind regards

David

David Stuart | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

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From: Planning Policy

Sent: 30 June 2022 13:11

To: Angela King

Subject: Broadclyst Neighbourhood Plan Regulation 16 Consultation

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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

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Typical working days: Monday to Thursday

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