

Origin3 ref: 16-049

Broadclyst Parish Council
19 New Buildings
Broadclyst
Exeter
EX5 3EX

05 September 2022

Dear Sir/Madam

RE: Draft Broadclyst Neighbourhood Plan: Regulation 16 Consultation

On behalf of our client, Burrington Estates, please find enclosed our representations on the Draft Broadclyst Neighbourhood Plan in respect of land at Heathfield, Broadclyst, that is now included as a draft allocation in the Reg 16 Draft Neighbourhood Plan under Policy H3. Alongside this letter, we also attach a completed copy of the representation form.

Site Location and Context

The site comprises one field, measuring approximately 0.8 hectares, located on the southern edge of Broadclyst. The site is roughly square in shape and is adjoined on two sides by existing residential areas, Woodbury View Road and properties on Woodland Road to the north-west and on Sanders Close to the south-west. The site benefits from gated access from Woodbury View in the northern corner of the field. Topography is relatively flat and the site is well contained by established field boundaries. It should be noted that the site abuts a publicly adopted highway.

The site provides the most logical and natural point of growth for development at the settlement. It is located some distance from the East Devon and Blackdown Hill Area of Outstanding Natural Beauty (AONB) and is well contained visually by the site boundary. The Clyst Valley Regional Park (land owned by the National Trust) wraps around much of the village to the south-west, west and north limiting growth opportunities in these directions. The site presents a good opportunity for sustainable development adjoining the village at a suitable scale commensurate with the size and scale of the village.

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Company Registration No. 6370231

Planning Background

The site is not restricted by any landscape, ecological, heritage, or technical designations that would preclude development and it is situated in Flood Zone 1 meaning it has the lowest probability of river or sea flooding (<1 in 1,000 annual probability). It is located at the south of the village thus not within or next to the Broadclyst Conservation Area.

An application for 23 units and 5 bungalows was submitted to East Devon District Council (EDDC) on August 7th 2000. The application was refused on 15th November 2000. This decision was appealed however the appeal was subsequently dismissed following a Hearing on 6th September 2001.

The site was submitted to the Broadclyst Neighbourhood Plan “Call for Land” consultation in August 2017 by Origin3, acting on behalf of Burrington Estates. The site has previously been positively assessed as suitable, available and achievable by East Devon District Council in the Strategic Housing Land Availability Assessments (SHLAA) of 2010 and 2011 (Ref – W060) for circa 19 – 32 new homes. The site was assessed positively again during the early stages of the emerging Villages Plan process (2014), however, it later transpired that the development strategy for Broadclyst and other small towns and large villages would be determined by the emerging Neighbourhood Plans (NPs).

Draft Policy H3

The draft site allocation includes provisions for:

- No more than 16 houses
- Affordable housing compliant with Policy H4
- Safe vehicular access from Whimble Rd
- Separatete pedestrian access
- Replacement planting/landscaping scheme
- Land for provision of public footpath to allotments

Burrington Estates supports the allocation of this site for residential development as the allocated development will provide new housing development in line with the Broadclyst Housing Needs Survey. The site has been well received by the public at NP public consultation events.

The draft allocation represents an opportunity to deliver community-led, bespoke residential development in a logical location for Broadclyst.

Burrington Estates is at the forefront of high-quality, new residential development in the West Country with an extensive track record in creating contemporary family homes. Burrington Estate's portfolio encompasses a variety of distinctive developments at both the larger and the smaller scale, including some local examples such as at Clyst St George and other sites at Clyst St Mary, Topham, and Pinhoe. Burrington Estates is set apart from the volume builders through fastidious attention to detail, innovative use of technology and bespoke styling in their build.

Site Opportunities

We have previously prepared and submitted a Vision Document relating to the development of this site in October 2018. Within this document, we provided an analysis of the planning constraints and opportunities of the site. The site provides a range of key ecological, social and economic benefits which are summarised below.

By retaining existing planting and providing additional hedgerows and tree planting, the scheme will enhance the existing site boundary to the west and provide a 2m buffer from the hedgerow to allow for future maintenance and management. New planting also will provide additional habitat space for native species within the site.

Given the proximity of the site to the various amenities of Broadclyst, the site provides the opportunity to maximise the use of sustainable transport methods to access these amenities and reduce residents' reliance on private vehicles. The development could provide good connections to the surrounding area and will provide natural surveillance of the site through its layout. The housing would be delivered through a diverse range of tenures to suit the local housing needs of the community.

Timescales

Following the inclusion of the above site as a draft allocation in the Draft Broadclyst Neighbourhood Plan, Burrington Estates are committed to submitting a planning application for the above development that is fully compliant with the draft allocation policy within the next 12 months.

Summary

Burrington Estates fully supports the allocation of Heathfield (draft Policy H3) as drafted. Previous representations and Vision Documents have demonstrated that the site is suitable for the delivery of up to 16 new homes.

We would appreciate the acknowledgement of this submission and being kept up to date with the dates of the Neighbourhood plan referendum.

Yours faithfully,



Georgina Nelson
Associate





Broadclyst Neighbourhood Plan

Submission Version Representation Form

The Broadclyst Neighbourhood Plan has been prepared by Broadclyst Parish Council.

It has now been formally submitted to East Devon District Council who are legally required to undertake public consultation. The consultation closes at midnight on **8th September 2022**.

Please use this form to make representations (comments) on the Plan.

Using this form

Please use a separate form for each representation you wish to make and state your name or organisation on each page. Please note we cannot accept anonymous responses. Your name, address and your comments will be made publically available on our website. Other personal details (signature, personal email address and telephone number) will not be visible.

Return your completed form(s) and any additional information to East Devon District Council:

By email: planningpolicy@eastdevon.gov.uk

By post: Angela King, Planning Policy team, East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ

Please note representations received after 8th September 2022 will not be accepted.

Data Protection

Any personal information which you provide will be held and used by East Devon District Council for the purpose of producing the neighbourhood plan and may inform other Planning Policy work. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. The content of your representation including your name and address will be recorded electronically and made available on our website. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the [Neighbourhood Planning Representations Privacy Notice](#) on the data protection pages on our website.

Part A – Personal Details

Please enter your details as appropriate below. Please note your full name and address must be provided as a minimum. Please see page 1 for details on how we use your data.

Your Personal Details

Title:	Burrington Estates
First name:	c/o Agent
Last name:	c/o Agent
Job Title (where relevant):	
Address:	c/o Agent
Postcode:	c/o Agent
Telephone number:	Agent
Email address:	c/o Agent

Your Agent's Details

If you are using an agent, please fill in your title, name and organisation above and the full contact details of the agent below. Where applicable, an agent will be the point of contact for any correspondence.

Title:	Mrs
First name:	Georgina
Last name:	Nelson
Job Title (where relevant):	Associate
Address:	Origin3, 23 Westfield Park, Redland, Bristol
Postcode:	BS6 6LT
Telephone number:	██████████
Email address:	████████████████████

Part B - Representation Details

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Question 1

To which section of the Neighbourhood Plan does this representation relate?

Please state in the box below, the point of reference for your representation (this means the policy, paragraph number or other reference as appropriate)

Policy H3

Question 2

Please use the box below to explain why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site please identify it on a map if possible. Continue on a separate sheet if necessary.

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Question 3

Please use the box below to say what changes you would suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary as appropriate. Please be as precise as possible and continue on a separate sheet if necessary.

See attached letter.

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Name: Georgina Nelson
Organisation: Origin3 on behalf of Burrington Estates

Question 4

If your representation is seeking a change to the Plan, do you consider it necessary to speak at the examination?

Please note if you select 'No' your representation(s) will still be fully considered by the independent Planning Inspector by way of written representations.

Please select as appropriate:

- No, I do not wish to speak at the examination
- Yes, I wish to speak at the examination

If you have answered yes above and wish to speak at the examination, please outline in the box below why you consider this to be necessary:

To continue support for Policy H3.

Please note this will not be regarded as a binding decision but will help us in our planning of the examination. The Inspector will ultimately determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Examiner does not consider it necessary to hold a public examination, consideration will be given by way of written representations.

Future Correspondence

Please indicate by selecting yes or no as appropriate, whether you wish to be notified of:

1. The publication of the recommendations of any person appointed to carry out an independent examination of the Broadclyst Neighbourhood Plan? **Y** **N**
2. The adoption of the Broadclyst Neighbourhood Plan? **Y** **N**

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Name: Georgina Nelson
Organisation: Origin3 on behalf of Burrington Estates

Signature

Please sign and date your form in the box below.

Please note a signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Signature: Georgina Nelson

Date: 06/09/2022