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CONSULTATION FOR THE DRAFT NEW LOCAL PLAN.

Broadhembury village settlement boundary and site BRHE_09.

For the attention of EDDC Planning Team.

With regards to the proposed settlement boundary and inclusion of site BRHE_09 in your draft new Local Plan, I would respectfully ask that you reconsider your decision to include them in the new Local Plan on the following grounds.

Historically, site BRHE_09 has not had community support for development. In a poll conducted by Broadhembury Parish Council in 2016, parishioners voted by a majority of 60% in favour of rejecting any development of the site.

Subsequently in 2021, BNCLT polled its members and of those who responded 85% rejected the site, even for the building of affordable homes. The reason being that development would irrevocably change the character of the area which amongst other things is the setting of an important heritage asset.

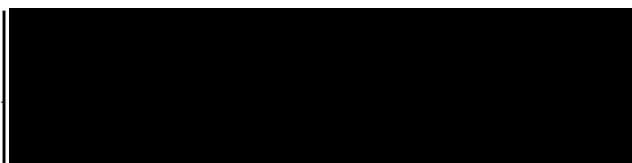
BNCLT cannot and will not support the use of this land for housing as it does not have community support.

Site analysis conducted by BNCLT using their own and EDDC's Edge of Settlement methodology, concluded that BRHE_09 ranked 10th out of the 12 sites scrutinized for possible suitability using 24 criteria.

BRHE_09 was assessed as a SHLAA site in 2015. Highways commented that it was doubtful whether safe access could be achieved without the cooperation of a third-party landowner.

There is now no longer a mandatory requirement for councils to meet annual housing numbers. Therefore, being an 'amber' second choice site, BRHE_09 should be discounted from what has now become an advisory housing target.

By reintroducing the settlement boundary, BNCLT's efforts will be frustrated in trying to secure land for the building of affordable homes for local people. Rural Exception Sites offer BNCLT a more appropriate planning method to secure affordable housing sites that will have community support.



W. J. BENNETT

EAST DEVON DISTRICT COUNCIL ECONOMY			
- 9 JAN 2023			
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