

Dear Attendee,

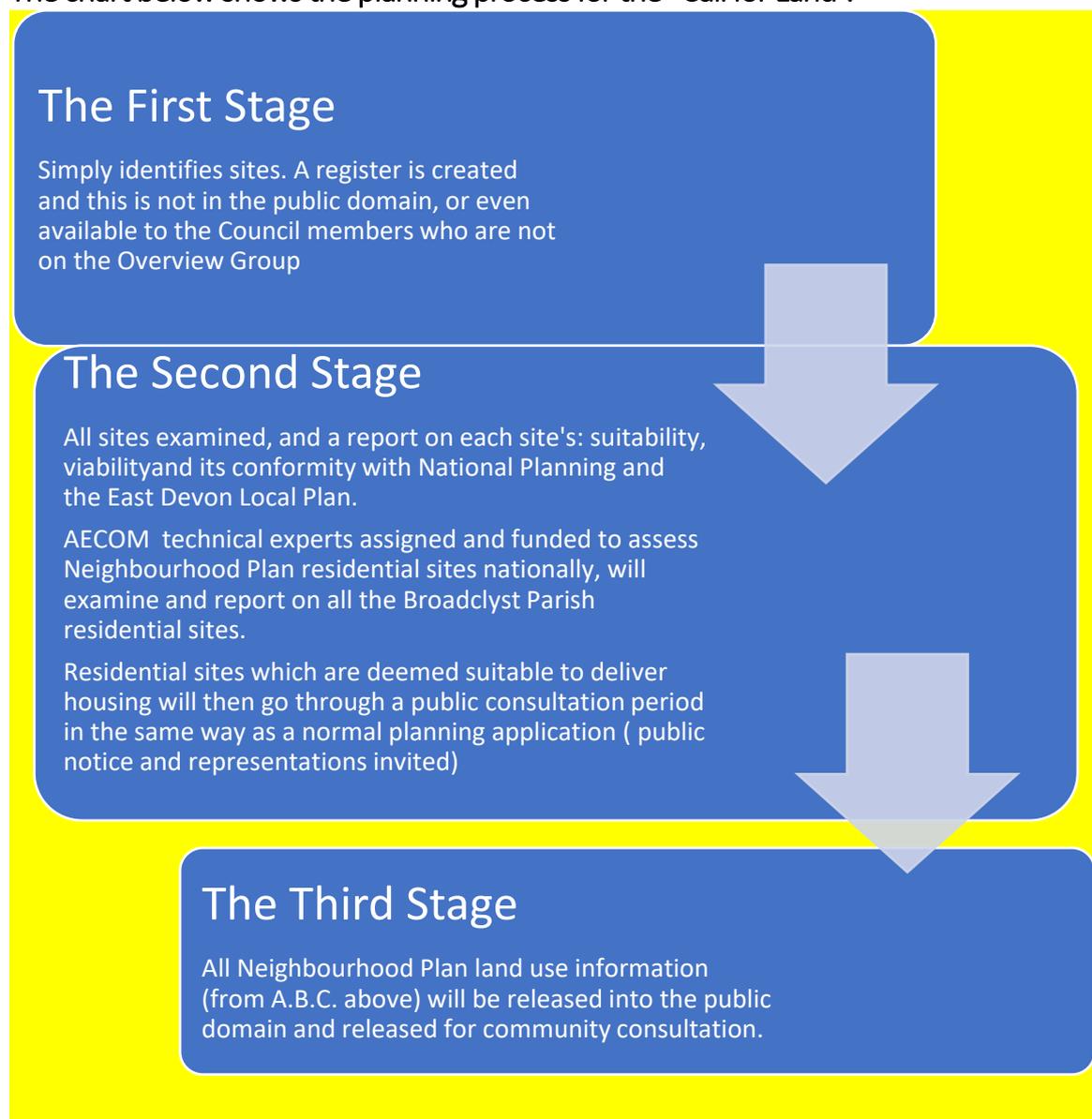
Thank you for coming to the “Call for Land” breakfast meeting this morning at the New Inn Broadclyst.

I hope that you found it informative, and that it enabled you to have a better understanding of what a Neighbourhood Plan is and how central land is in the process. To summarise land can be:

- A. Allocated for various types of development.
- B. Allocated for protection.
- C. Identified for specified future land use.

We acknowledge that future land use and allocation can be a very sensitive and personal issue, especially within a small community. We would like to reassure you that in these early stages confidentiality is assured; discussions with members of the Neighbourhood Planning team are kept within the confines of the Team.

The chart below shows the planning process for the “Call for Land”.



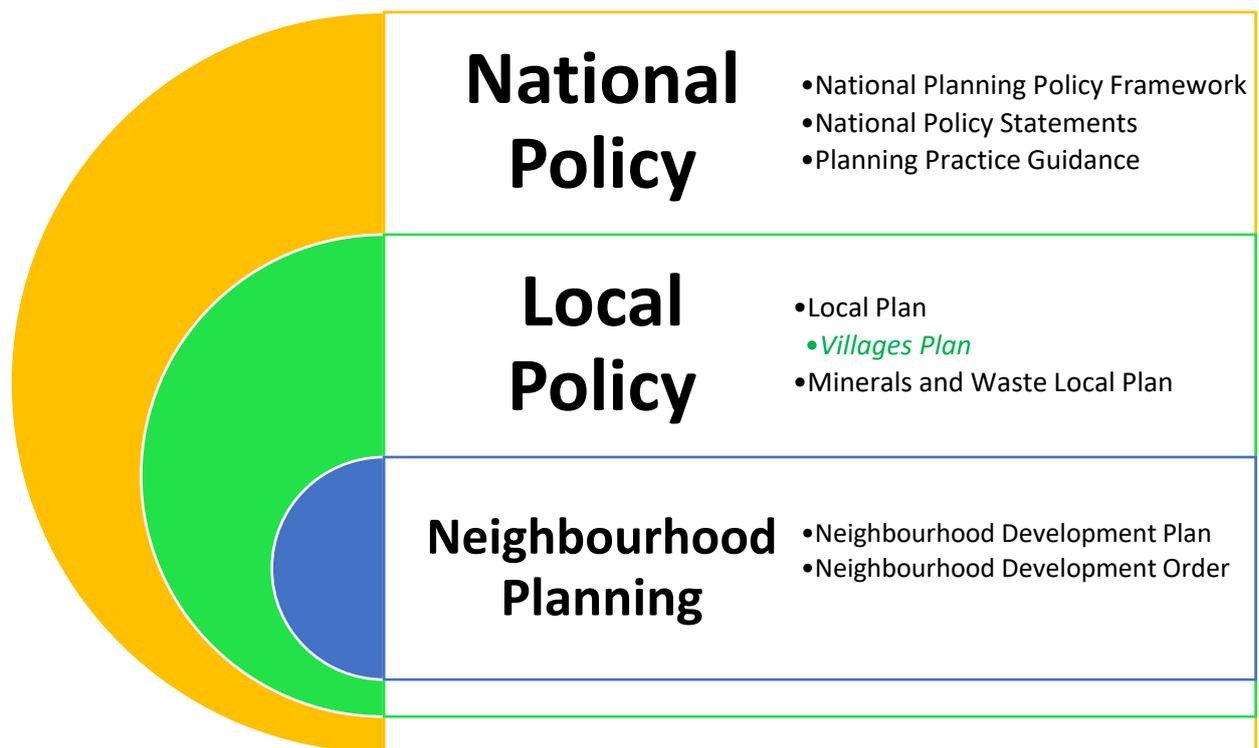
Just a reminder as to where the Neighbourhood Plan stands in planning legislation terms.

Emerging plans have weight from the day of publication (NPPF (2012), 216); the nearer to adoption the greater the weight. This also applies to emerging Neighbourhood Plans and the weight to which they are considered a material consideration is at the decision makers' discretion. (NPPG Neighbourhood Planning, para 7).

Once made, "the policies in a Neighbourhood Plan take precedence over existing non-strategic policies in the Local Plan for that neighbourhood" (NPPF, (2012) para 185)

As read out to you today, there are cases where the Neighbourhood Plan supersedes the East Devon Local Plan "Where a local community prepare a Neighbourhood Plan they may specifically allocate sites and/or include criteria based or other policies for promoting development/land uses beyond the boundary. Such 'outside of Village built up boundaries' policy provision would supersede relevant constraint considerations set out in 'Strategy 7 - Development in the Countryside' and also other relevant constraint policies. (EDDC Adopted Local Plan 2013- 2031) (Strategy 6/7 p40,41)

The NPPF is the over-arching framework which must be taken into account in the preparation of Local Plans and Neighbourhood Plans.



It was good to meet you today and I am happy for you to spread the word to all Broadclyst land owners and businesses just in case some have slipped through the net.

Best wishes,

Janvrin Edbrooke