

Landowners & Businesses Breakfast Meeting

Step 1: What is a Neighbourhood Plan?

It is a “Blueprint” of how the locals want Broadclyst Parish to look like in the future, and will be valid until 2031 in line with the Local Plan.

The Plan must be justified and based on evidence of local need &/or local support.

Broadclyst Neighbourhood Plan will:

- ✓ contain Policies in relation to: Housing, Infrastructure, Settlements facilities and services, Built Environment & Design, Natural Environment, Economy, Leisure.
- ✓ help identify Community Projects.
- ✓ become Statutory Planning Law (once made)

Broadclyst Parish Map & Stickies

Step 2: Call for Land FORM will provide:

1. A Blueprint map showing where land is available for development in the Parish.
2. Clarification of classifications of different types of **land** that is available in the Parish, e.g.:
 - Brownfield sites - old air field, old car parks, old buildings, corrugated iron garages
 - Existence of redundant outbuilding buildings on every property in a hamlet,
 - Red brick buildings on farms that no longer serve agricultural purposes
 - Greenfield sites
 - Orchards/ park land
 - Floodland /Marshland
 - Biodiversity site
 - Green corridors site
 - Woodland
 - Fishing Lake
 - Quarry
 - Gardens
 - WW2 bunker site
 - Obelisk
3. Confirmation of what businesses needs are within the Parish, for example:
 - Need to demolish & rebuild
 - Extend premises
 - Need for new premises
 - Redundant space.
 - Brownfield space

4. Consideration for **what land use options** there are in the Parish:
 - Self-Build plots
 - Holiday lets (on brownfield sites in Area x)
 - Affordable housing
 - Housing for Locals
 - New Employment / commercial development
 - Extending employment / commercial development
 - Work/ live unit site
 - Mixed site (Residential and economic)
 - Local Green Space with public access
 - Local green space without public access
 - Historical / Heritage site
 - Leisure /recreation /sport site

Step 3

The next phase is to match what land is put forward with what development the locals want and would support being in The Neighbourhood Plan including:

1. **Specific future land use**

This can be written into a Plan, for example:

- a. Support the development of land for a veterinary clinic
- b. Support the development of land for 2 Football pitches and a Football Clubhouse.
- c. Support for land to extend existing cycle paths to Ashclyst.

2. **Land can be allocated:**

- a. To provide affordable / local housing in response to the local housing needs survey, i.e. 1/2 bed, small local development, housing for local people / affordable units
- b. Self-build units
- c. Live/work units
- d. Green space
- e. Leisure use
- f. Cycleways/footpaths

3. **Land can be protected:**

- a. Orchards, woodlands
- b. Natural environment green space, public open space
- c. Heritage and SSSI sites (in addition to statutory designations)

What does a Neighbourhood Plan look like?

Neighbourhood Plans that have been made and have been accepted and in line with the East Devon Local Plan.

<http://eastdevon.gov.uk/media/1895804/merged-np-2016-09-01-final.pdf> (Stockland)

<http://eastdevon.gov.uk/media/1952123/bishops-clyst-np-referendum-version-nov16.pdf> (Clyst St Mary and Sowton)