

14. Broadclyst [® 12.50](#)

- 14.1 Broadclyst is located around 3 Km (1.5 miles) to the north east of Exeter City and Pinhoe, and north west of the new town of Cranbrook. The Parish had a population of 2,962 at the time of the 2011 Census. It is not located within an AONB, but has an attractive rural setting with the majority of land surrounding the settlement being owned by the National Trust.
- 14.2 Broadclyst is one of the best preserved of the large Devon estate villages. The broad floodplain of the River Clyst sweeps around the village to the north and west. There is a Conservation Area in the northern part of Broadclyst and a number of listed and other historic buildings in the village.
- 14.3 The B3181 between Exeter and Cullompton runs to the west of the village and provides the principal road access to Broadclyst. Unclassified roads to the south and east form part of a network of lanes extending to the wider countryside and other villages. There are public footpaths within the village and also leading into the countryside, particularly to the west and north.
- 14.4 Broadclyst is one of East Devon's more sustainable villages with a wide range of services and facilities.

Policy 9 - Residential Land Development in Broadclyst [® 12.51](#)

Land is allocated for housing in Broadclyst at W060 Heathfield Site, Dog Village, Broadclyst.

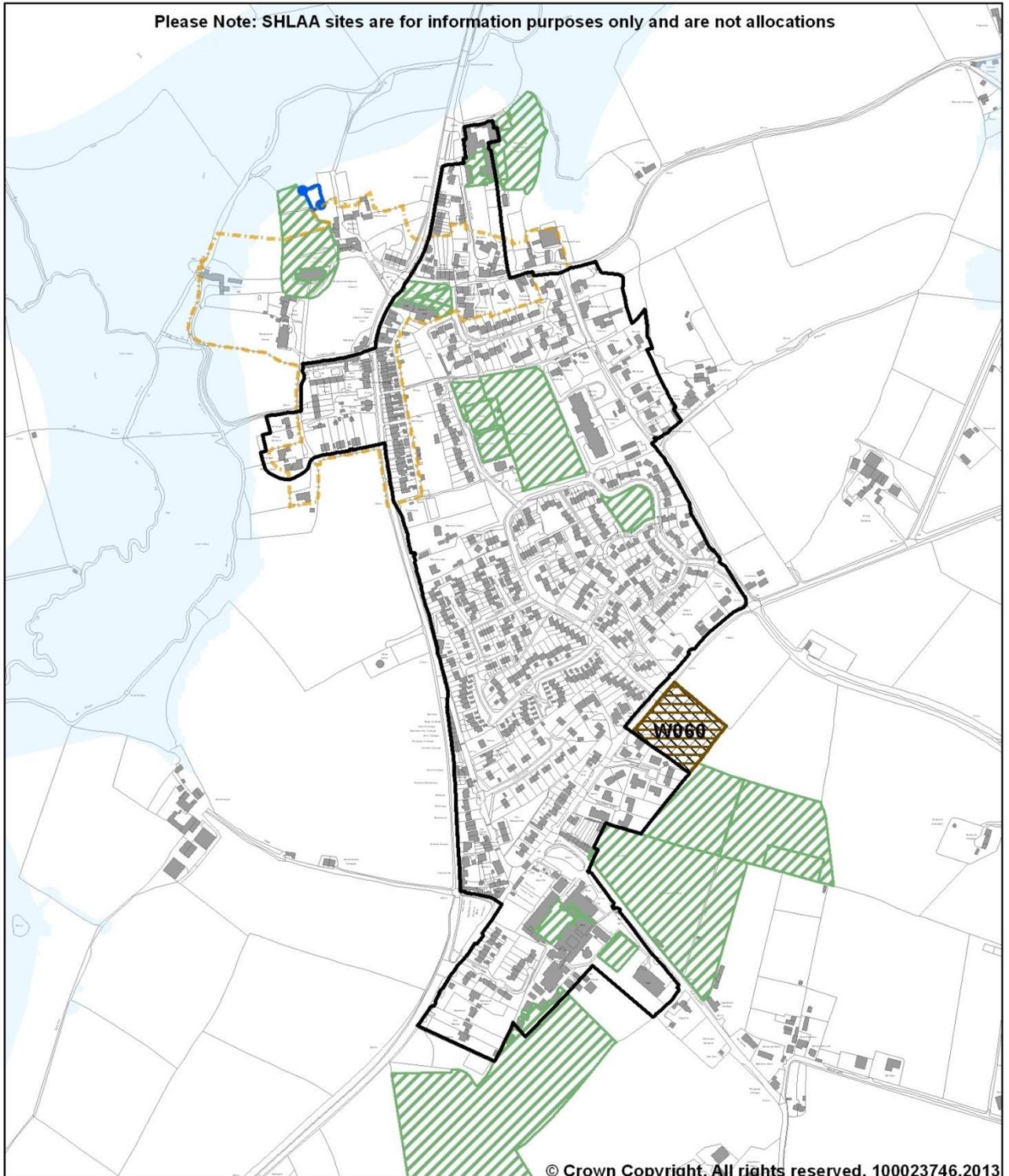
This site is located on rising ground on the edge of the village adjacent to existing housing and some of the boundary trees are protected by Tree Preservation Orders.

Development proposals should seek to maximise the number of dwellings on the site in a way that is compatible with the impact of development on the setting of the village, protected trees, neighbouring houses and other development constraints.

Broadclyst

Key:

	Proposed BUAB		Recreation Areas, Allotments, Accessible Open Space
	Proposed Allocation Sites		Scheduled Ancient Monument
	SHLAA Site		Floodzone 2
	Conservation Area		



Summary of Site Evaluation @ 12.52

Parish feedback and preferred choice	There is only 1 site available that is well related to Broadclyst (W060). The Parish Council and members of the public (bar 1) do not feel that they can support the site and do not believe the development boundary should be altered to accommodate its development. A high proportion of the undeveloped land around is National Trust farmland and so is unalienable. Broadclyst Parish Council fiercely contests the need to provide 30 additional houses in the boundary. There are planning permissions for 27 new builds since the local plan began in 2006.
Landscape Appraisal	Overall landscape sensitivity (of site W060) is moderate. The site forms a small field at the edge of the main approach to the village from the east. It is situated on rising land that forms part of the sweeping agricultural setting for the settlement and adjacent to a relatively well contained boundary.
Sustainability Appraisal	Broadclyst is one of East Devon's larger and most sustainable villages with a wide range of services and facilities. The site is located on the southern edge of the village with good access to services and facilities, although there is no footway in front of or adjacent to the site.
Recent Planning History	There is no recent planning history on the site.
Feedback from other bodies	SHLAA Panel found the site to be potentially developable for 26 homes (based on standard density assumptions). Devon County Council comments on the SHLAA site were: <i>"this is an ideal site for the proposed development as it is situated on the edge of the existing built environment with established highway links to the town centre and the B3181. It would require frontage footway and a pedestrian crossing link to Woodland Road to enhance the existing road links."</i>
Proposed allocation justification	The local plan allocation for Broadclyst is 30, but planning permissions already granted reduce this requirement to 18. There is only one current SHLAA site available for consideration, site W060, and given the extent of National Trust land ownership around the village it is unlikely that other suitable sites will emerge during the first part of the plan period. Although the site is not supported by Broadclyst Parish Council and it is in a visually prominent site on the edge of the village, it is well related to the settlement pattern and is considered suitable for allocation. Whilst site W060 could theoretically deliver 26 homes at a density of 40 per hectare, this is unlikely to be acceptable in visual/landscape terms due to the prominent edge of settlement location. There are also boundary trees that are protected by Tree Preservation Orders. Appropriate design and density should be considered at the time of any planning application and the highest density

	compatible with the impact on the setting of the village, protected trees and neighbouring houses should be sought in order to make best use of the only site currently known to be available for development in Broadclyst. Should it not be possible to build 18 homes on the site in a satisfactory manner, further site options should be explored in a future plan review.
To see more on technical assessment undertaken visit the Village Plan library at: http://www.eastdevon.gov.uk/lpvillagedocumentlibrary.pdf	

Other Observations on this Chapter [® 12.53](#)

If you consider this chapter should cover any other issues or there are more general points you wish to raise about this chapter please use this Ref Point.