

Decision in respect of the designation of the whole of Broadclyst Parish as a Neighbourhood Area



In respect of the application by Broadclyst Parish Council for designation of the whole of the Parish of Broadclyst as a Neighbourhood Area, the following decision has been taken in accordance with the requirements of The Neighbourhood Planning (General) Regulations 2012.

In accordance with the Cabinet Decision on 2nd October 2013, the application from the Broadclyst Parish Council for the designation of the whole Parish as a Neighbourhood Area is **REFUSED**. However, East Devon District Council has designated a smaller Neighbourhood Area which excludes strategic sites within the parish but includes their hinterlands. This designated neighbourhood area is identified on the accompanying Plan attached to this notice.

The reasons for refusing the original application and designating a reduced area are as follows:

- (a) The development of strategic site or sites south of the railway and west of the motorway will have implications that impact upon a wider sphere of influence than Broadclyst parish. It is not appropriate for such a site or sites to be planned by, and for, the community with a referendum which involves only Broadclyst residents.
- (b) There is a distinct difference in the nature and character of the Parish between the village of Broadclyst, with its extensive rural hinterland, and the significant new development at the south and western edges of the Parish. It is unlikely that a single approach or set of planning policies could comprehensively address such a diversity of issues.
- (c) The Council has given authority for an electoral review of part of Broadclyst to be carried out with a view to creating a new parish. Progress of a Neighbourhood Plan at this stage might frustrate and conflict with the electoral review process. It could also result in residents of Cranbrook being subject to a Plan which they have not produced and do not agree with.
- (d) At this stage the Neighbourhood Plan would have limited opportunity to positively influence key decisions and could not affect existing planning permissions on strategic sites. Inclusion of strategic sites would unfairly raise the local communities expectations as they have limited influence.
- (e) Parishes with adopted Neighbourhood Plans would be able to claim up to 25% of CIL receipts to fund local infrastructure which could significantly reduce the CIL receipts of the Local Planning Authority and undermine the ability of the District and County Councils to deliver key infrastructure to which they are already committed.
- (f) Supporting a Plan which includes strategic development sites at an advanced stage of delivery is not considered an effective use of resources. A Neighbourhood Plan would have to follow the various statutory stages set out in regulations culminating in an Examination and, after that, a Referendum. The District Council acknowledges its legal duty to support the production of Neighbourhood Plans but considers there is little merit in investing considerable time, energy and finance if, due to the expected timing of planning applications and associated decisions ahead of its adoption, it will be of limited importance.

Matthew Dickins, Planning Policy Manager

