

Broadclyst Neighbourhood Plan Autumn 2017 Update

A lot of work has been underway on the Broadclyst Neighbourhood Plan over the summer and this article brings you a snap-shot of where we are now and reports briefly on recent feedback from Fun Day. Janvrin Edbrooke, Neighbourhood Plan Officer, has been meeting and working with the Parish landowners, businesses and our local community but there is still a lot of misunderstanding about the benefits of Neighbourhood Planning. Part of Janvrin's work is to break down these misunderstandings and suspicions around Planning. The Neighbourhood Plan is YOUR plan.

What is it?

It is a community-led Plan that allows a community to write their own planning policies that reflect the needs and demands of the local population.

It's not all about housing; the Neighbourhood Plan process enables land to be allocated for:

A wide range of development	It is vital that we understand that the term "development" of land is not necessarily about building more houses (although 80% of comments made on Fun Day related to the provision of houses specifically for "locals", with 100% of the people commenting on housing asked for affordable residences). Development can include provision of community facilities, new businesses, regeneration of areas. identify spaces for community use, etc.
Conservation and Protection.	The Plan can protect green spaces, heritage sites, woodland, orchards, etc.
Specific future land use	For example, to provide additional cycle paths to help traffic congestion issues (40% of transport-related comments)

Why are we writing one?

It is dangerously naïve to play the "if I ignore it, it will go away" game. If the District Council cannot demonstrate housing land supply at any time during the life of its Local Plan, and in absence of a Neighbourhood Plan (N.Plan), any undeveloped land can be developed in accordance with National Policy rather than local. This would mean development would be commercially-driven and could even mean another strategic site in Broadclyst Parish as the District Council has few options where else it can put its housing.

An adopted Neighbourhood Plan prevents this happening; once made it becomes the Development Plan for Broadclyst Parish. By writing it, the N.Plan remains a statutory planning document regardless of what happens with the Local Plan and development will come forward in the parish in accordance with the wishes of its community rather than that of a profit-focused commercial developer.

Vision Statement

A Neighbourhood Plan's Vision Statement is an overarching statement, or series of statements, describing what you want your neighbourhood area to be like at the end of the plan period. Since the last article in the Broadsheet the vision statement has been changed to include feedback gathered at the Fun Day in June, and we now feel it reflect the needs of the parish.

Broadclyst Neighbourhood Plan's Vision Statement

Broadclyst is a rural parish, largely owned by the National Trust. The parish land which borders Exeter City has extensive, high density, new strategic development, which will double the number of houses within the Parish. The rest of the land is rolling green countryside with wooded hills and broad floodplains.

It has a strong sense of community and is a friendly, safe and desirable place to live and to visit. Traffic and transport infrastructure is a widespread problem, as most people travel to work outside the parish. There are a small number of business units within the parish.

The future of Broadclyst is to continue to develop and thrive to meet the changing and diverse needs of its rapidly growing community, whilst preserving the distinctive character, landscape, and the rural setting of its settlements.

Fun Day Feedback

Your feedback is a vital element of the Plan. At the Fun Day on 24th June, the Parish Council tent displayed maps and information on the Plan. The table below summarises what you told us:

Transport & Infrastructure	Concerns that the traffic and the transport network will not cope with increased high density housing in and around the parish (79% of the comments)
	Request for more cycle paths to help traffic congestion issues (made up 40% transport comments) and that cycle paths double as mobility routes and are suitable for disability access.
	Request for platform on the northern side of Cranbrook railway station
	Concerns that Broadclyst car park is being used as a Park and Ride facility
Housing	Need for affordable housing was raised, not necessarily houses but apartments/ flats.
	Request for houses specifically for "locals" (this comprised 80% of the comments made on housing.)
Services	Request for new doctor's hub/ surgery to serve additional dwellings.
	Request for swimming pool
	Request for Shops/ Supermarket/ Bakery /Garage
	Request for a review of disability access
Environment	Request that green spaces be protected

Call for Land

In July 2017, the Parish Council ran a Call For Land which enables all land owners in the Parish to come forward with potential sites for all types of development. To help landowners understand what this entails, they were invited to attend a breakfast meeting held at The New Inn.

The Breakfast Meeting

Janvrin presented to over 30 landowners to help them with what a Neighbourhood Plan is and how important land provision is in the process. The Call for Land will identify land in the Parish that is available for potential development. It does not mean that such sites will be allocated and/or developed.

**Janvrin Edbrooke, Broadclyst Neighbourhood Plan Lead Officer,
speaking at the breakfast.**



You: The people in the Parish are a valuable resource with a wealth of knowledge and experience and we urge you to come forward and help benefit the future of your community

Please contact Janvrin on 01392 360269 or via janvrin@broadclyst.org

Myth	Busted
A Neighbourhood Plan is written by people who don't know or understand our community	No! YOU write it! It is a Plan made by "locals for locals".
If I get involved I will have to pay	No. Preparation of the Plan is funded by the Parish Council and grant funding from Locality
Great – let's write a Plan that stops all this building around here	No. It cannot stop any development that has already been consented. Neighbourhood plans may not propose less development than the local plan (or core strategy), but they can propose more homes or businesses or alternative sites or higher design standards for buildings and the public realm.
I don't see why I should spend time answering the surveys – nobody needs all this "evidence"	Evidence of local need and demand is collected used to justify why we have things in the Neighbourhood Plan. Nothing can go into a Plan if it is not demanded and needed by locals.
I'm terribly busy; I'm sure I don't really have to do anything; someone else will do it.	No! It's YOUR Plan – not the Parish Council's – so we need YOU to tell us what YOU want and need in the Parish. When we ask for feedback please respond , even if just to confirm that you agree with any suggestions!
I don't know anything about planning	You don't need to! There are lots of elements to writing the Plan. Everyone has something to offer; why not share your expertise and get involved with one of the interest steering groups.

With so much at stake, the question is not "Why should I be involved" as "Why aren't I involved?" We can't write it without you...