

Deputy Clerks Report

OCTOBER 2022

1. BOWLS UPDATE

The Broadclyst Bowls Club attended an informal meeting on 30.09.2022 with Cllr Karl Straw and me in attendance. The meeting was to review the council's budget for 23/24, and to agree the Bowls Club rent for the next season 2023. Meeting notes are appended.

2. CRANBROOK PLAN UPDATE

The notice of adoption of the Cranbrook plan DPD-2013-2031 by East Devon District Council has been published on the 19th of October 2022. For more info please see: [Cranbrook Plan - Adopted Cranbrook Plan DPD 2013 - 2031 - East Devon](#)

1. **Cranbrook Food Hub** – The Food Hub is now up and running at Cranbrook with East Devon District Council and other Foodbank referral agencies now able to refer clients from Cranbrook to the Food Hub. This will certainly help the residents of Cranbrook who until now have been referred to Broadclyst. This will enable us to keep a good supply level of Foodbank parcels for our residents with the ever-increasing need due to the current crisis.

3. EAST DEVON DRAFT LOCAL PLAN

The East Devon Draft Local Plan is due out for consultation in November 2022. Once the consultation starts, Council will hold a public meeting to discuss the Council's response to the Draft Local Plan. There has been some confusion with residents about the Neighbourhood Plan and the Draft Local Plan. The following appended report helps to explain.

4. SITE MEETING AT PINN COURT

Site meeting Pinn Court site with James Shackell GreenSquare Estates 18/10/2022

1. Discussed and agreed the location of the new dog waste bags dispenser
2. Discussed and agrees the location of litter bags dispenser
3. Discussed and agreed the location of the second waste bin in the park (concrete slab to be installed by the Council for the waste bin to be sat on and secured via bolts.
4. Discussed and agreed the location of the new community notice board opposite the Westclyst school. (Send location screen shot to James)
5. Handed James the bill for services for 2022/2023

This concludes my report to Council. Natasha Curwood,
Broadclyst Parish Deputy Clerk 31.10.2022

BOWLS MEETING NOTES: 30.09.2022

Venue/time/date: Broadclyst Sports Pavilions, Holly Close, Broadclyst. 14:30hrs, 30.09.2022

Present: Cllr K Straw, Simon Hudson (Broadclyst Bowls Club Treasurer), Tony Rusbridge (Broadclyst Bowls Club Member), Natasha Curwood (Deputy Council Clerk)

Purpose of meeting: To review the council's budget for 23/24, and to agree the Bowls club rent for the next season 2023

1. It was agreed for Cllr Straw to take a report/recommendation back to the Full Council for a decision with the following proposal: Council will look to set a budget for 23/24 with £2,000 from the Bowls club plus £2,500-£3,000 public money. It was noted that the EMR would be used as a top up if needed until the money ran out. (6k)
2. It will be anticipated to fund the Bowls green for another year.
3. The Bowling club stated that the proposed costs of £4,000 for the year to run the Bowls Green is going to massively impact the labor or maintenance of the pitch.
4. The Bowls club will pay a higher fee of £2,000 for the summer 2023 season (Cheque given to Deputy Clerk during the meeting)
5. It was noted that the future of the Bowls club and its economic value will need to be looked at.
6. It was noted that the Bowls club could be out of money in a few years' time with the current regime. There will then be a decision to be made.
7. It would be good to get a sign advertising the Bowling Club.
8. Current numbers for the bowls club are at 17 with 14 members living in the parish of Broadclyst.
9. The Bowls club has requested another set of keys. Currently have 2 sets. Need another set for the start of next season.
10. The meeting closed at 15.15hrs.

Notes to be reported to Finance Committee, October 2022.

Planning Policy

There are 3 'levels' of planning in the UK: National (delivered through the [National Planning Policy Framework](#) (NPPF)); County or District (delivered through a Local Plan); Neighbourhood / community / parish (delivered through a Neighbourhood Plan). 'Local' in this context (rather confusingly) means District; Broadclyst is in the East Devon District Council (EDDC) administrative area and so local planning policy in Broadclyst is the East Devon Local Plan (LP).

The link to the EDDC LP page is here: <https://eastdevon.gov.uk/planning/planning-policy/emerging-local-plan/> This will be where the link for the consultation will be announced, along with their news / social media channels.

The Local Plan is used - alongside national policy and Neighbourhood Plans - in determining planning applications. It also sets a strategy and vision for development; guides investments decisions and actions; and protects and seeks to enhance assets. The existing local plan is increasingly becoming dated, development needs have changed, and EDDC needs to plan for housing into the future whilst considering new and emerging priorities such as the climate emergency.

The timeframe to produce the new Local Plan is:

- Issues and options consultation 2021;
- Draft local plan committee on 1 Nov 2022;
- Draft plan consultation starts Nov 2022.
- Plan refinement and targeted engagement 2023.
- Publication, consultation, plan examination and adoption 2023 and into 2024

Strategy for the distribution of development

In line with the spatial strategy set out in the NPPF, EDDC has developed a strategy that informs how it distributes new development:

- Significant growth close to Exeter including a second new town (this was the one we talked about between the airport and the Sidmouth Road);
- Larger scale growth at Tier 1 and 2 towns Exmouth, Axminster, Honiton, Ottery St Mary, Seaton and Sidmouth;
- More modest growth at small towns/larger villages Tiers 3 and 4; and
- Qualified limited growth in rural areas.

Broadclyst is what EDDC calls a **tier 3** settlement, which is deemed to be a 'local centre with shops and services (see p.268 of the attached, point 9.48)

Allocation of land for development

The writing of the LP is preceded by a 'Call for Sites' where landowners can put forward their land for development.

EDDC then uses:

- 'Top down' strategy informing preferred settlements for development and scale of growth (explained in previous point).
- 'Bottom up' site assessment work that has been undertaken to inform possible land allocations for development. Sites are assessed for 'deliverability' – including any constraints (environment, flood, etc), viability, and general suitability. A sustainability appraisal also supports this part of the process.

This work leads to preferred, and 2nd best site allocation choices (housing and mixed use) as shown in the plan. EDDC notes that rejected site options will also be shown in plan consultation.

New homes numbers

Land allocations for housing: 2020 to 2040

Each local planning authority is told by the government how many new homes it must provide in a set time frame; EDDC then has the rather unenviable task of deciding where they go and in what format – they have decided to go for a few big developments and less smaller developments. Due to different constraints and protections in the east and south of the District, including the Jurassic coastline and the Blackdown Hills AONB, and due to the connectivity we enjoy with the M5 and places of education and employment, EDDC decided many years ago that it would look to put much of its new strategic development allocations here in the West End of East Devon, hence Cranbrook and the new developments we see today at Westclyst and Tithebarn. This next LP is not going to have as big an impact on Broadclyst Parish as the current one in terms of site allocations, but we will still see smaller sites, such as the Winter Gardens site, come forward for consideration.

These are the current proposed numbers:

- New town (up to 2040) – 2,500 homes (8,000 long term);
- North of Topsham – 580 homes;
- Tiers 1 and 2 – 3,157 homes (Exmouth 1,033; Axminster 1,050, Honiton 471, Ottery 288, Seaton 217, Sidmouth 168);
- Tiers 3 and 4 – 1,334 homes.

Plus, existing commitments, those built from 2020 to 2022, Cranbrook homes and future windfalls provide for close to **20,700 new homes**.

The Parish Council's role

Our role in strategic development is rather limited. As you can see from the above, the strategy looks at how allocations will be distributed; the 'where' of site allocation process is informed through assessments. This is all done at District level.

Don't shoot the messenger, but in many ways, Winter Gardens site is likely to be deemed to be 'deliverable': it abuts the boundary of a village that has a pre-school, primary school, secondary school, 6th form college, doctors surgery, day care centre, shop, post office, three pubs, a social club, village hall, sports facilities, play facilities, a church, and has an active community with many groups, clubs, and associations. The site itself is flat, not in a flood zone, and is not protected in any way (i.e., conservation area / AONB). The access to the site from the B3181 is poor, and from Dog Village uses an unclassified lane, and so I expect this will be one of the off-site improvements the parish council will want to try to negotiate.

We will respond to the consultation once it is open to receive comments. If you would like to share your views with us, we will do our best to take them forward through our comments as well.

Housing delivery

If the site does get allocated, we will try to work with the developer and try to get them on board with our vision for how we want Broadclyst to look in years to come. This is where policies in our own Neighbourhood Plan come into play. We can also draw in your comments here, for example we talked about requesting a wildlife corridor between the existing properties and new development and asking for a masterplan that incorporates lower house heights on the boundary to reduce the overlooking impact of development on higher land than yours.

Representations

Material considerations, which are things like loss of privacy. A list of material considerations can be found here: <https://www.planningportal.co.uk/services/help/faq/planning/about-the-planning-system/what-are-material-considerations> but relate more to planning applications that strategic site allocations. When you think about what comments you might want to make on the consultation process for site allocations in the LP, you might also want to consider wider infrastructure matters such as highways access, public transport links, capacity in current healthcare provision structure, adequate education provision, etc.