



Broadclyst Parish Council
GROWING OUR COMMUNITY

19, New Buildings

Broadclyst

Exeter

EX5 3EX

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Broadclyst Parish Council Ordinary Meeting of the Council

Public Notice of meeting: Press and Public were welcome to attend.

There was 1 item for discussion that meet criteria for the exclusion of press and public on this agenda. Members of public are reminded that their attendance at this meeting is a matter of public record.

There was an Ordinary meeting of the Broadclyst Parish Council on **Monday 3rd March 2025** at **19:00hrs** at Broadclyst Primary School, School Lane, Broadclyst, EX5 3JG for the purpose of transacting the following business:

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MINUTES (Draft)

25/033 OPEN MEETING; MEMBERS ATTENDANCE

- i. The Chair opened the meeting 19.00hrs
- ii. **Attendance:** Members present recorded as Cllr Massey (Chair), Cllrs Fernley, Gent, Gordon, Keeping, Pepper, Rhodes, Rylance, K Straw, L Straw,
In attendance: Clerk, Assistant Clerk (NC).
MOP: National Trust,
- iii. **Apologies:** Council received apologies from Cllrs Taylor, Veliyeth, Whitmarsh, and Waldron.

25/034 DISCLOSABLE PECUNIARY INTEREST

There were no new DPs nor requests

25/035 MINUTES

The Council received the draft minutes of the Ordinary Council meeting on Monday 3rd February 2025.

RESOLUTION: It was proposed by Cllr K Straw to resolve to approve the draft as a correct record, seconded by Cllr Gordon. Unanimously agreed and RESOLVED.

25/036 NATIONAL TRUST UPDATE

The council received an update from the Emma Smith, Volunteering and Community Manager at Killerton; her role is around outreach; welcomes suggestions for events etc. around the estate.

General update:

1. New National Trust strategy 'People & Nature Thriving' recently launched, focussing on three ambitious goals of restore nature, end unequal access to nature, beauty and history, and inspire millions to be involved and take action
2. The 1st March marked the start of a new visitor season for Killerton House & Garden. Last year saw us receive 220,000 visitors and we are looking forward to welcoming many more visitors this year. Our new fashion exhibition Unflappable has been well received.
3. After nearly two years in development, we submitted our Landscape Recovery bid to DEFRA, involving 10 of our tenant farmers across 1400ha of the estate. We look forward to working with DEFRA over the next few months to secure a 20 year agreement to implement our ambitions for landscape-scale nature recovery

Updates for nature and access:

1. Ash Die Back work has been completed throughout the red route in Ashclyst Forest and across the wider estate.
2. 2km of new hedgerow has been planted this winter with the total planted over last 4 years at 15km. This equates to 75,000 hedge trees. More aftercare of this network will take place this spring.
3. Community Forest phase 1 has gone very well with last of the 70,000 trees to be planted on 11th of March. Using local contractors for fencing and tree planting along with hundreds of local school children, college, corporate groups and general public assisting. Visitor infrastructure will be installed this summer ready for official opening in August/September to enable access to new woodlands and over 4km of new surfaced trails.
Phase II of Community Forest is in preparation and we look forward to bringing these schemes to the Parish Council
4. Black Poplar conservation project underway on Culm floodplain with over 70 unique genetic clones (individual saplings) now planted as a living nursery. Helping to safeguard one of the rarest trees in UK. See attached handout if you wish to take a few copies along.
5. Green route from Rewes Cross to Deadlands has now been fully surfaced

6. Columbjohn to Ellerhayes permissive bridleway has had surfacing upgraded in recent weeks.
7. Killerton Park now confirmed as nationally significant for veteran trees and associated dead wood living insects. The best in the west for such habitat.
8. Storm damage has mostly been cleared with over 400 trees lost this winter across the estate.

Updates from Let Estates:

1. This year's external redecoration contract has been let, and works are due to commence around the middle of April. This year we are working on 32 village properties and 2 farms.
2. Other than that, the focus is on annual compliance tasks and energy improvement works.

25/037 WARD MEMBERS REPORTS

i. Broadclyst County Division Members

There were no matters for / from County Division Members Cllrs Gent and Randall-Johnson.

ii. Broadclyst District Ward Members

The council received a report from Cllr Fernley. There were no matters for/from District Ward Members Cllr Chamberlain, Fernley, and Rylance.

25/038 ACCEPTANCE OF REPORTS

It was proposed by Cllr L Straw to accept reports received from Elected Members and stakeholders. This was seconded by Cllr Pepper and agreed **RESOLVED**. There were no actions arising from any of the reports accordingly.

25/039 PUBLIC QUESTIONS

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda, in accordance with Standing Orders 3e-k. The Chair reserves the right to restrict this item to no longer than 15 minutes, with a maximum of 3 minutes per item. Please see notes on public speaking during meetings on the last page of this agenda.

25/040 COMMITTEE MEMBERSHIP

The council agreed on the following appointments of new members to standing and advisory committees and working groups.

- Cllr Gordon is to join the Finance & Governance Committee, and the Planning & Environment Committee.
- Cllr Keeping to join the Youth and Fun Day working groups.

RESOLUTION: It was proposed by Cllr K Straw to agree the new members to the committees and working groups. This was Seconded by Cllr Rhodes. And all agreed.

25/041 COUNCIL REPORTS

i. Clerks Report

The council received a report from the Clerk, and noted the actions contained within for the Finance Committee (to consider the administration of a Community Benefit Fund) and Clerk/Cllr Rhodes (contract landowner(s) regarding a holding area for BESS construction traffic).

ii. Assistant Clerk Report

The council received a report from the Assistant Clerk's and resolved the following recommendations contained within the reports:

Recommendations: NC

1. Broadclyst Parish Council adopts the listed phone box for £1 with delegation to the Assistant Clerk (NC)
2. Broadclyst Parish Council allows the phone box to be repurposed as a community mini-library/bookstore with the help of Clyst Caring managing it.

RESOLUTION: It was proposed by Cllr Rylance to delegate the adoption of the phone box to the Assistant Clerk (NC) and the repurposing of the phone box to a mini library with Clyst Caring managing it. This was Seconded by Cllr Gordon. And all agreed.

Recommendation: GC

Upgrade the contract to FTTP for the remainder of the existing contract term, as detailed in the Assistant Clerks report (GC). It is anticipated that this will be accounted for under budget item 4075-Landlines/Broadband bundle.

RESOLUTION: It was proposed by Cllr K. Straw to go ahead with the upgrade to the Broadband package. This was Seconded by Cllr Gordon. And all agreed.

25/042 FINANCE AND GOVERNANCE

- i. **Minutes**
The Council received the draft Minutes from the Finance Committee Meeting on 24th February 2025 as a report.
RESOLUTION: This was proposed by Cllr Keeping, seconded by Cllr Gordon, All unanimously agreed.
- ii. **Payment Schedule.** The council received and approved the payment schedule for February 2025,
RESOLUTION: This was proposed by Cllr L. Straw, seconded by Cllr Keeping and unanimously agreed.
- iii. **Officer delegation.**
The Council confirmed officer delegation for spend as set out in the council's Scheme of Delegation for matters arising within budget for council working groups: traffic, comms, youth, and community events.
- iv. **Community Grants Applications**
 - a. It was noted that the Finance Committee has reviewed the Community Grants application forms and guidance notes.
 - b. The council received a large community grant application from 1st Pinhoe Scouts for £600 towards the set-up costs associated with a new section, Squirrels, for 4 to 6-year-olds.
RESOLUTION: It was proposed by Cllr Massey to support the grant and that the council awards an increased amount (£1,000) for this project. This was seconded by Cllr Fernley and all unanimously agreed.
 - c. **RESOLUTION:** It was proposed by Cllr Fernley to accept the small community grant application from 1st Pinhoe Scouts for £450 for a new ceiling-mounted projector. This was seconded by Cllr Gordon and all unanimously agreed.

25/043 PLANNING & ENVIRONMENT

- i. **Enforcements / Appeals / TPO updates etc.**
The council noted the proposal for TPO at land at Swallows Barn, Sandy Lane and Appletree Cottage, Station Road, Broadclyst. TPO NO: 25/0010/TPO
- ii. **Recent decisions**
The council received a report on recent decisions in February 2025
- iii. **Planning applications.**
The Council considered planning applications in Broadclyst Parish that have been published for consultation and to agree the Council's response in line with the Broadclyst Neighbourhood Pla as follows:

[25/0063/MFUL | Proposed development of a battery energy storage system \(BESS\) including ancillary works and access arrangements | Land At Exeter Substation Broadclyst](#)

The Council considered the above application. A copy of its representation can be found in Appendix A.

[24/1927/LBC | Removal of post office counter from the Old Post Office on the ground floor at the front of 2 Lower Lodge and become dining area | 2 Lower Lodge Budlake Exeter EX5 3LW](#)

The Council wish to refer this to Listed Building Control.

25/044 CORRESPONDENCE

- i. The Council noted the correspondence list.
- ii. There were no matters arising from the correspondence list as appropriate.

25/045 CONSULTATIONS

The council noted that the following public consultations are currently live:

- i. East Devon District Council Local Plan from 13th February 2025 until 9am on Monday 31st March 2025. Consultation link: <https://eastdevonlocalplanreg19.commonplace.is>
- ii. East Devon District Council Public Space Protection Orders (PSPOs) from 3rd March to 28th April 2025. Consultation link: <https://publicspacesprotectionorderfullreview.commonplace.is/>

NB: The Parish Council will hold an extra ordinary meeting on Thursday 13th March, 7pm at Broadclyst Primary School to discuss and prepare its representation to both consultations. All input welcome.

25/046 FUTURE AGENDA ITEMS

There were no requests for future agenda items. The Chairman reminded Members to submit receive requests for agenda items for consideration by the Council no less than 10 working days before the meeting.

25/047 CONFIDENTIAL ITEMS

To resolve that in accordance with the provision of Schedule 12a of the Local Government Act 1972, the Public Bodies (Admissions to Meetings) Act 1960, and Broadclyst Parish Council's Standing Orders, press and public be excluded from the next item.

Reason: commercially sensitive

25/048 LEGAL COSTS

Allotment Transfer to Broadclyst Parish Council

It was noted that Bloor Homes wishes to make an unrestricted donation of £2,000 to Broadclyst Parish Council to support its work in acquiring and maintaining allotment land for the community. This donation is given voluntarily and without expectation of goods, services, or any specific consideration in return.

25/049 TO CLOSE THE MEETING

The meeting closed at 19:56hrs.

Signed:

Print:

Date:

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST

Appendix A

25/0063/MFUL | Proposed development of a battery energy storage system (BESS) including ancillary works and access arrangements | Land At Exeter Substation Broadclyst

Whilst national, local, and indeed Neighbourhood planning policy has broad support for decarbonised energy, the Committee raised the following and voted that it was **NOT IN SUPPORT** of this application in its current form due to the following concerns:

1. **LGV Movements:**

- 1.1. Although low in number with an average of 14 vehicle movements per day (10 workforce + 4 delivery-related), there are no restrictions on LGV movement timings. (no LGV traffic will pass through the village before 9.30am and after 3pm Mon-Fri, before 9am and after 1pm on a Saturday).
- 1.2. The application outlines the presence of banksman onsite; there are not detailed proposals for the control of LGV construction traffic offsite. This control measure does not look to minimise LGVs meeting in the lanes.

2. **Construction Route:**

- 2.1. **Dog Village, Broadclyst:** The proposed construction traffic route off the B3181 passes the former Baptist Chapel in Dog Village. Whilst double yellow lines - a long-term aspiration of the parish council - have been put in place on the opposite side of the road, a significant step towards ensuring the safety and structural integrity of the properties in Dog Village, the second phase of improvements is yet to be delivered despite being approved by HATOC. The scheme provides a shared-use path on a section of road currently lacking facilities for people walking, wheeling and cycling, including children travelling to Clyst Vale Community College. This reduces the likelihood of conflicts between people walking, wheeling and cycling and vehicular traffic, improving safety for all road users. There is no date for the scheme as it is awaiting funding.
- 2.2. The absence of parked vehicles will enable large goods vehicle (LGV) traffic to keep to the centre of the road as they pass the properties, therefore reducing the likelihood of a vehicle striking the building. Until such time that phase two of the scheme is in place, there remains a risk of high-sided vehicles passing too close to and striking the former Chapel building.

2.3. **Policy compliance:**

3. **Construction hours**

At this stage, the submitted Transport Statement and Construction Traffic Management Plan (CTMP) do not provide explicit site operation hours. However, both documents make clear that all construction-related activity, including deliveries and vehicle movements, will take place during the **daytime**, in line with standard construction industry working hours, and that no night-time works are proposed or anticipated.

Council notes that a refined CTMP, including confirmed delivery hours and traffic routing, will be submitted and agreed with the Highway Authority prior to commencement of construction and secured through an appropriate planning condition; however the council will not be consulted on such a condition.

4. **Highway Damage:** We appreciate the proactive measures proposed by the applicant in 2.6.1 and 2.6.2; however, there is no set time period for inspections or remedial repairs to be effected.

5. **Environmental Concerns**

5.1. **Flood Risk:** The proposed development could increase surface water runoff and exacerbate flooding in nearby areas.

5.2. **Fire safety:** Concerns were raised around emergency access in the event of an incident.

6. **Community Fund.** The applicant has alluded during pre-app about a community benefit fund but nothing more concrete has been forthcoming. (We appreciate this sits outside Planning Policy; nonetheless, it is an important element for the community).

For the above reasons, the Committee is **NOT IN SUPPORT** of the application at this stage.

The Committee requests the following mitigations and actions applied before it can support the application:

1. Construction Traffic Management

- 1.1. That the applicant works with the parish council and occupants of the housing along the construction route to mitigate the impact of construction traffic and damage to buildings / highways surfaces along the construction route.
- 1.2. That there be a condition to restrict LGV movements during these timings: no LGV traffic will pass through the village before 9.30am and after 3pm Mon-Fri. Reason: for the safety of school children and to reduce impact on residents.
- 1.3. Control vehicle movement with banksman to demonstrate a commitment to minimising disruptions and potential safety hazards in Dog Village and avoid LGVs meeting in the narrow country lanes.
- 1.4. That should more than one BESS development be under construction at the same time, that the developers liaise and work with each other and the parish council to ensure mitigation arrangements for LGV access are not compromised.
- 1.5. That a formal 'holding area' for LGVs be identified.
- 1.6. That the applicant enters an undertaking to survey the road surface at 3-month intervals, rectifying defects within the ensuing 2-month period, and provides a bond of appropriate value that the parish council can access to arrange repairs should the condition not be met that will ensure any damage to the road is promptly made good.

2. Construction Times

- 2.1. Restrict construction hours to 8:00 AM–6:00 PM on weekdays only, with no activity on weekends or public holidays.

3. Road and Verge Protection

- 3.1. Repair any damage caused to roads, verges, or infrastructure by construction vehicles immediately at the developer's expense.

4. Environmental mitigations

- 4.1. Minimise noise impacts during construction and operation by adhering to strict noise pollution controls.
- 4.2. Prevent excessive light pollution by limiting security lighting and ensuring it does not spill into residential areas.
- 4.3. That the applicant works with the Environmental Agency to mitigate the flood risk. Broadclyst Neighbourhood plan states the runoff from developments should be less and not more. (NP Policy DC3: Sustainable Drainage.)
- 4.4. That the applicant works with the Local Fire Service to confirm emergency plans in case of a fire at this site, including 24/7 access to the site

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Broadclyst Parish Council Extra Ordinary Meeting of the Council

There was an Extra Ordinary meeting of the Broadclyst Parish Council on **Thursday 13th March 2025** at **19:00hrs** at Broadclyst Primary School, School Lane, Broadclyst, EX5 3JG for the purpose of transacting the following business:

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MINUTES (Draft)

25/050 OPEN MEETING; MEMBERS ATTENDANCE

- i. The Chair opened the meeting at 19:00hrs and welcomed members of public. An overview of the purpose and process of the meeting was given.
- ii. **Attendance:** Members present were recorded as Cllr Massey (Chair), Cllrs Chamberlain, Gordon, Pepper, K Straw, and Veliyeth.
- iii. **Apologies:** received from Cllr Fernley, Gent, Keeping, Rhodes, Rylance, L Straw, Taylor, Waldron, and Whitmarsh.

25/051 DISCLOSABLE PECUNIARY INTEREST

There were no new DPIs or requests for dispensations.

25/052 MINUTES

To receive, and resolve to approve as a correct record, the draft minutes of the Ordinary Council meeting on Monday 3rd March 2025. Item deferred.

25/053 CONSULTATIONS

The Chairman invited members of public to bring forward observations which would then be considered when preparing Council's representation to the following public consultations which are currently live:

- i. East Devon District Council Local Plan from 13th February 2025 until 9am on Monday 31st March 2025.

PROPOSED: It was proposed by Cllr Massey that delegation be given to the Clerk and Chairman to finalise and submit the Council's representations, noting a draft version would be circulated to Members in advance. This was seconded by Cllr K Straw and unanimously agreed. RESOLVED.

Representations raised included:

- Alignment with The Broadclyst Neighbourhood Plan.
 - Key sustainability principles concerns
 - The sustainability of site allocations
 - Impact of development on site allocation ref Brcly_12
 - Infrastructure capacity concerns
 - Sewerage capacity relating to site Brcly_12 allocation
 - Gypsy & Traveller site suitability concerns
 - Strengthening Clyst Valley Regional Park protections
 - Housing allocation
 - Affordable housing allocation
 - Green Infrastructure / connectivity.
- ii. East Devon District Council Public Space Protection Orders (PSPOs) from 3rd March to 28th April 2025.

It was agreed that no amendments were required to the draft PSPO.

25/054 FUTURE AGENDA ITEMS

There were no requests for future agenda items for consideration by the Council.

25/055 TO CLOSE THE MEETING

The meeting closed at. The Chairman thanked attendees for their measured input.

Signed:

Print:

Date:

**ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY
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BROADCLYST PARISH COUNCIL

FINANCE COMMITTEE MEETING AGENDA

There was a Finance Committee meeting of Broadclyst Parish Council on 27th March 2025 at Broadclyst Primary School Hall, Broadclyst, for the purpose of transacting the following business:

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Minutes (Draft)

F25/010 OPEN MEETING; RECORD OF ATTENDANCE AND APOLOGIES

The Finance Chairman opened the meeting at 19:00hrs.

Members present: Cllr K Straw (Finance Chairman), Cllrs Massey, Pepper, Whitmarsh

Apologies: Cllr Gordon, Rylance, Taylor.

In attendance: Clerk/RFO.

Members of public: 0

F25/011 DISCLOSABLE PECUNIARY INTEREST

There were no new DPIs or requests for dispensations. The Committee noted Cllr Massey's DPI in item F25/015iii and F25/018 as Director of Exe-Squared, the company which hosts the council's website.

F25/012 PUBLIC QUESTIONS

There were no members of public present.

F25/013 MINUTES

The Committee received draft Minutes from the Finance and Governance Committee meeting on 24th February 2025.

PROPOSED: It was proposed by Cllr Massey to accept the draft Minutes as a correct record of the meeting. This was seconded by Cllr K Straw and unanimously agreed. RESOLVED.

F25/014 BUDGET MONITORING AND INTERNAL CONTROL

- i. The Committee received the Councils accounts for January and February 2025 including:

- a. Income/Expenditure Financial Statement as at 28.02.2025
- b. Balance sheet as at 28.02.2025
- c. Bank reconciliations to 28.02.2025.

PROPOSED: It was proposed by Cllr Whitmarsh to accept the accounts for Jan & Feb 2025. This was seconded by Cllr Massey and unanimously agreed. RESOLVED.

- ii. To receive Council's Budget Monitoring report to 28.02.2025.

PROPOSED: It was proposed by Cllr Whitmarsh to accept the Budget Monitoring report. This was seconded by Cllr Pepper and unanimously agreed. RESOLVED.

- iii. There were no virements required.

F25/015 PAYMENTS

- i. The Committee received payment schedules for March to date (27.02.2025).

PROPOSED: It was proposed by Cllr Pepper to approve the March payment schedule to 27.03.2025. This was seconded by Cllr Whitmarsh and unanimously agreed. RESOLVED.

- ii. To receive and resolve to approve any outstanding or expected 2024/25 invoices that may be received before 31.03.2025.

PROPOSED: It was proposed by Cllr Pepper to approve the reported expected invoices to 31.03.2025 for payment (March staffing-related payments; bank charges; PPE £59.98; Sparkworld fridge £119; Pyne Electrical Services (£497.29). This was seconded by Cllr Whitmarsh and unanimously agreed. RESOLVED.

- iii. The Committee received a list of scheduled regular payments for 25/26, including direct debits. PROPOSED: It was proposed by Cllr Whitmarsh to approve the March payment schedule to 27.03.2025. This was seconded by Cllr Pepper, agreed by Cllr K Straw, with 1 abstention by Cllr Massey as a named supplier of the council's website. Majority vote, approved and RESOLVED.

F25/016 RELATED PARTIES

- i. The Committee carried out a review of Councillors and Senior Officers declarations of interests to ensure they are up to date.
- ii. The Committee reviewed procedures that are in place to identify related party transactions and deemed them adequate for the level of risk.

PROPOSED: It was proposed by Cllr Pepper to approve both above matters. This was seconded by Cllr Whitmarsh and unanimously agreed. RESOLVED.

F25/017 RISK MANAGEMENT REGISTER ANNUAL REVIEW

The Committee carried out its regular end-of-year annual review of the Councils risk register, both financial and non-financial.

In light of growing risk, it was raised that the Committee moves cyber-security to high risk and mitigates by arranging a cyber-security audit and for all staff to do cyber security training. There were no other adjustments to the risk review or additional mitigations, which was felt adequate.

PROPOSED: It was proposed by Cllr Pepper to approve the risk register as adequate and appropriate for year-ending 31.03.2025, and to recommend acceptance by full council on 07.04.2025. This was seconded by Cllr Whitmarsh and unanimously agreed. RESOLVED.

F25/018 PREFERRED SUPPLIERS / CONTRACTORS

The Committee reviewed and agreed a summary of Council's preferred suppliers and contractors for 2025/26.

PROPOSED: It was proposed by Cllr Pepper to approve the preferred suppliers and contractors list for 25/26. This was seconded by Cllr Massey and unanimously agreed. RESOLVED.

F25/019 BANKING

- i. The Committee confirmed Council's banking arrangements. It was noted that the previous resolution to open an additional bank account for CIL did not extend to the Public Sector Deposit Fund. Action: for the Clerk to add an agenda item to 07.04.2025 for the council to resolve that it opens another treasury account with CCLA as a provider.
 - ii. The Committee confirmed there have been no loans or borrowing during the year.
- PROPOSED: It was proposed by Cllr Massey to approve both above matters. This was seconded by Cllr Whitmarsh and unanimously agreed. RESOLVED.

F25/020 INTERNAL AUDIT AND YEAR END

- i. The Committee received the Councils Internal Audit report for 2024/25 following the Internal Auditor's visit on 10th March 2025.
- ii. The Committee received the IA report for 2024/25, prepared by Griffins Accountancy. NB. When considering the IA report, the Finance Committee observed proper practices as set out in the JPAG Practitioners Guide 2024.

- iii. It was agreed that there were no matters for consideration or actions arising in the Report. The Committee recorded its thanks to the RFO.
 - iv. The Committee noted there are no year-end creditors.
 - v. The Committee agreed year-end debtors as GreenSquare Management Company (dog bin service recharge) £2,234.42; Broadclyst FC Veterans pitch hire £150; Broadclyst Social Club broadsheet advertising £150.
 - vi. The Committee agreed one accrual of £5,000 from an underspend in the 24/25 Community grants budget. Council has received three applications in month 12 of 24/25. These will be considered by the council on 07.04.2025 but paid from the accrued grant underspend from 24/25.
 - vii. The Committee agreed that there have been no payments made in advance.
 - viii. The Committee agreed movements to ear-marked reserves at 31.03.2025.
 - ix. The Committee agreed to write-off one unpaid invoice relating to Broadsheet advertising of £50 due to a misunderstanding of the wish to continue with the advert.
- PROPOSED: It was proposed by Cllr Massey to approve all the above matters. This was seconded by Cllr Whitmarsh and unanimously agreed. RESOLVED.

F25/021 ASSET REGISTER

- i. The Committee agreed one any disposal from the 31.03.2025 asset register (IT equipment under £500 so only requiring Clerk approval at the time of disposal).
- ii. The Committee agreed additions to the 31.03.2025 asset register.
- iii. The Committee confirmed the de minimis amount for capital items as being from £250 (rather than over £250). The formula was adjusted accordingly.
- iv. The Committee agreed Council's Asset Register as at 31.03.2025, with an adjusted value of £616,641.45

PROPOSED: It was proposed by Cllr Whitmarsh to approve items under F25/021. This was seconded by Cllr Pepper and unanimously agreed. RESOLVED.

F25/022 STATEMENT ON INTERNAL CONTROL

The Committee produced and agreed the Council's Statement of Internal Control for 2024/25. PROPOSED: It was proposed by Cllr Whitmarsh to approve the Statement of Internal Control as being appropriate for year-ending 31.03.2025, and to recommend acceptance by full council on 07.04.2025. This was seconded by Cllr Massey and unanimously agreed. RESOLVED.

F25/023 ACTION TRACKER

There was one action arising from this Committee meeting (agenda item for 07.04.2025 for full council re banking resolution) that was allocated to the Clerk.

F25/024 CLOSE OF MEETING

The meeting closed at 20:02hrs

Signed: Print:..... Date:.....

ALL DOCUMENTS AVAILABLE IN LARGE PRINT

PAYMENTS SCHEDULE - March 2025

Parish Council Current Account

BACS	Payee	Service/Goods Provided	Total
BACS 504	Thirsty Work	Office water 13.02.25 to 12.03.25	£29.94
"	Mole Valley Farmers	Field gate repairs	£21.29
"	Exe Estuary	Pest control Feb 25 (45) Mole services (315)	£360.00
"	Binit	Mar 25 refuse services	£227.95
"	Miss B Hurren	Focus group mileage (owed from Sep 24)	£13.19
NEW (match)	Vol mileage	Broadsheet	£240.00
NEW (match)	Alpha Cleanse	Office cleaning (fortnight)	£61.20
"	Pattersons	Toilet roll (122.30 minus 89.45 credit)	£32.85
NEW (match)	Bubbles (Stuart Lait)	Public toilets holiday cover	£400.00
"	MNR Mowers	Mower service	£212.82
NEW (match)	Fleet Line marker	Football line paint	£124.39
"	Mr A Ricketts	Feb 25 mileage/reimb.	£98.64
"	EDDC	Clyst room rates 24/25 adjustment	£14.84
NEW (match)	MJ Curwood	Lengthsman work	£450.00
"	Blamphayne Sawmill	Fence rails	£39.60
BACS 504B	1st Pinhoe Scouts	Community grants	£1,450.00
BACS 505	Alastair Guy Playgrounds	Annual maintenance contract (MC2303)	£7,584.00
"	Brightsea print	Mar 25 Broadsheet	£1,798.00
"	Exe Estuary	Pest control Mar 25	£45.00
"	PPL/PRS	Annual Licence	£393.54
"	Griffins Accountants	Internal Audit	£720.00
"	Martinsfields Farm	Food Bank electric	£725.98
"	Cornerstone Academy	Hall hire July 24-Mar 25	£550.00
NEW (match)	PI Group Consultants	Play Op. Insp. training, RPII exam and registration	£988.00
"	Stratton Creber	Office Electric (228.50) and Gas (901.01)	£1,129.51
BACS 505B	EDDC	Clyst room rates 24/25 adjustment	
"	Blamphayne Sawmill	Fence rails	
BACS 506	Toilets caretaker	Caretaking services March 25	£600.00
"	idverde	March 25 installment grass cutting	£900.00
NEW (match)	Marine & Civil Solutions	Poltimore Bowles repair (DCC Locality funded)	£5,029.20
"	Mr A Ricketts	Mar mileage/reimb	£143.07
"	Vol mileage	(Mar 25 GK)	£18.00
"	Mrs A Hurren	Mar mileage/reimb	£239.75
"	Mrs N Curwood	Mar mileage/reimb	£65.25
BACS 506B	Vol mileage	(Mar 25 KL)	£40.50
NEW (match)	Pyne Electrical	Electrical works	£497.29
BACS 507	Staff	March 25 salaries, HMRC and Pension	£18,014.01
		BACS TOTAL March 2025	£43,257.81

DEBIT CARD

Feb-25	Amazon	Pavilions	£59.85
	Amazon	I.T. (inc. replacement printer)	£386.38
	Amazon	Maintenance	£193.70
	Amazon	Public toilets	£48.28
	Amazon	Office & Stationery	£154.62
	Amazon	Foodbank	£37.96
01.03.25	Adobe	Software	£239.62
03.03.25	Apple	Storage	£0.99
03.03.25	ChatGPT	Monthly sub	£19.58
03.03.25	South West Water	Bowls Meter (Estimated bill)	£268.39
03.03.25	South West Water	Old Park allotments	£5.09
03.03.25	South West Water	Public toilets	£213.81
03.03.25	South West Water	Pavilions (credit bill for info only, balance £2,387.30)	£0.00
03.03.25	Starbucks	Meeting exp	£20.04
07.03.25	Co-Op	Meeting exp	£12.50
07.03.25	Currys	Wi-Fi extender	£20.99
07.03.25	Tesco	Food bank	£12.90

11.03.25	Fenland Leisure	Playground spares	£196.80
12.03.25	PSS Live+	Play area inspection upload credits	£480.00
12.03.25	Post Office	Postage (Broadsheet)	£77.50
12.03.25	Subway	Auditor lunch	£26.06
13.03.25	Adobe	Software	£238.75
13.03.25	Tesco	Food bank	£46.40
13.03.25	Red Lion	Meeting exp	£8.00
14.03.25	Back Market	Meeting Owl	£756.99
14.03.25	Starbucks	Meeting exp	£22.20
17.03.25	My Workwear	Staff clothing/uniform	£589.99
17.03.25	Fitness Sports	MUGA goal (balance)	£1,157.52
18.03.25	SumUp	Handheld card reader	£40.80
19.03.25	Sainsburys	Fuel	£104.50
20.03.25	Post Office	Postage	£5.59
20.03.25	Post Office	Postage	£7.50
20.03.25	Agrovista (Pitchcare)	Bowls green seeds/fertilisers	£511.67
20.03.25	Agrovista (Pitchcare)	Herbicide (non-glyphosphate)	£94.62
20.03.25	Tesco	Fuel	£62.61
20.03.25	Tesco	Food bank	£137.90
20.03.25	M J Abbott	Sprinkler solenoids & sundries for service	£239.32
21.03.25	Starbucks	Meeting exp	£7.98
24.03.25	TechSmith	Software	£62.49
24.03.25	Sainsburys	Food bank	£56.65
26.03.25	Toolstation	PPE boots	£59.98
26.03.25	Sparkworld	Pavilions fridge	£119.00
26.03.25	Screwfix	March 25 transactions	£259.82
31.03.25	ChatGPT	Monthly sub	£19.09
		CARD TOTAL March 2025	£7,084.43

STANDING ORDERS

01.01.2025	Mr A Ricketts	Garage storage rent	£75.00
28.01.2025	Administrator	Working from home allowance	£26.00

DIRECT DEBITS

Monthly/Bi-monthly

DD	O2	Telephone (09.03.25)	£24.97
DD	Simon Martin	Payroll services 10.03.25	£50.00
DD	Octopus Energy	Public toilets electricity (01.02.25 - 28.02.25)	£62.55
DD	Lloyds Bank	Bank Charges 10 Dec to 9 Jan 25	£9.35
DD	British Gas	Gas at Pavilions (15.01.25 - 14.02.25)	£189.33
DD	O2	Telephone (20.02.25)	£55.28
DD	British Gas	Electricity at Pavilions (09.02.25 - 08.03.25)	£160.72
DD	Focus Group	Telephony services Mar 25	£413.24

Quarterly/Bi-annual

DD	National Trust	Allotment Rent (bi-annually April + Nov)	£360.00
Annually			
DD	DVLA - Truck	Yearly DVLA tax for truck	£0.00
DD	EMAP Publishing	LGC subscription (auto-renews in March)	£0.00
DD	ICO	Data Protection Registration (Annual - Nov)	£0.00
DD	TV Licence	Broadclyst Pavilions Paid 01.12.2024	£0.00
		DIRECT DEBITS TOTAL March 2025	£1,426.44

TOTAL EXPENDITURE in March 2025 £51,768.68

Application for Broadclyst Parish Council Community Fund 2024 / 2025



Broadclyst Parish Council
GROWING OUR COMMUNITY

Large Grants Application Form

NB: this form is for grants between £501 and £2,000; for awards under this amount please use the Small Grants Form.

To avoid delays in processing your application, please take time to read the guidance notes before submitting your form and make sure to attach all additional information that we have requested.

Please ensure your application is submitted in plenty of time: we cannot pay for project costs that you have already incurred.

SECTION A: ABOUT YOUR ORGANISATION

Your contact details

Name of organisation: 1st Broadclyst Guides

Main contact name and address: [redacted]

Main contact e-mail address: broadclystguiding@yahoo.co.uk

Contact number (in case of any queries): [redacted]

NB: personal data will be redacted before this form is published in any way.

Payment details

Grants are paid by BACS. Please give your club/group BACS details below (we cannot make payment into a personal or business account)

[redacted]

Please note: Council can only pay grants into group/club accounts and cannot make grant payments into individuals private accounts.

SECTION B: ABOUT YOUR PROJECT

What is your project? What are you applying for the funding for?

The guides have the opportunity to attend Kernow Jamboree: an international scouting and guiding jamboree in Stithians in Cornwall. We continue to be grateful for the tents funded by the Parish Council, and have used them on a number of camps since Space Camp in 2023.

We are camping with three other units in Exeter; however Broadclyst Guides make up the vast majority of the girls attending, with each other unit having either one or two girls joining us. Some of the girls attending will be camping for the first time, and it will be all of our guides' first large-scale jamboree.

We will be based at Stithians Showground, and will need to cater outdoors for ourselves whilst there. In the past we have been able to share equipment with Pinhoe Guides in particular; however their camping stoves have been condemned, and we would like to be able to have our own equipment for this and for future camps and activities, allowing us to go away without having to rely on other units' availability. This will allow us to support the guides in learning work as a team to cook meals for themselves; and I'm sure there will be the opportunity to toast marshmallows if it's too wet to light a larger campfire!

In addition to Kernow, we are also offering a shorter camp at Girlguiding's Taw Bottom campsite: this is offered to all guides in our unit, so that those who aren't able to attend Kernow still have the opportunity to camp, and for a shorter period of time (Kernow is an 8-day long camp). This is particularly important for girls who haven't camped before, to gain confidence and learn a variety of skills.

While the equipment will be first used this year for the jamboree and its preparation, we will be able to continue to use it for both brownies and guides subsequently, giving more girls an opportunity to learn cooking, camping and survival skills in the years to come. Having our own equipment will mean that we can take the girls away to any sites, opening up less expensive options for activities for them. Wherever possible, we try to offer cost-effective opportunities for the brownies and guides to experience the outdoors, and having our own cooking equipment means that we don't have to hire the cooking facilities at the site, which is what we have had to do in recent years.

We would be very happy to attend a meeting and present to you about our plans, and how camping and engaging in outdoor activities to date has supported our guides' development.

Our application is for funding for specific outdoor cooking/camping equipment which will be used at the smaller camp and jamboree this year, and all sorts of outdoor activities and camps in future years.

Why do you want to carry out this project, why is it wanted, how do you know it is

needed, who will it benefit and what difference will it make?

This project will benefit current Broadclyst Brownies and Guides (girls aged 7-14) and their Young Leaders (aged 14-18), as well as future girls joining our units.

Over the years, we have tried to offer a variety of opportunities to the girls: to try new activities and experiences, to learn new skills, make friends, and – importantly – to have fun and be children. Over the years, we have seen a huge increase in stress and anxiety in even the younger girls, and this has been exacerbated by covid and the cost-of-living crisis. The girls have to deal with more external pressures, including those from social media. We try and offer a safe space in which to switch off and take part in activities, with support where needed. All children have varying support needs, and some of our girls have additional needs which can make it more difficult for them to access experiences through mainstream schooling.

We have been struck by the achievements of all of the brownies and guides, which range from coming in through the doors for the first time – which can be anxiety-provoking enough – to putting forward their ideas, speaking in front of others (one of our Guides recently took the Speaker's Chair at County Hall to chair an Exeter-wide debate of Guides, Rangers and Scouts), learning a new skill or trying something for the first time, and coming away for a residential or camp for the first time, to leading and supporting other brownies and guides in their own journeys.

In our past few camps with our tents kindly funded by the Parish Council, we have seen:

- One girl overcoming her fear of fire sufficiently to toast a marshmallow.
- One girl being able to come away from home successfully, shortly after her school had sent her home from a residential as they could not support her in such a large residential group.
- One girl making firm friends with a girl from another unit.
- Six girls staying away from home for more than 2 nights for the first time.
- Nine girls camping for the first time.
- One girl coming away as a young leader for the first time, taking on more of a leadership role whilst also taking part in activities.
- Six of our girls at a Division camp with other units from Exeter being confident enough to guide/help other units with putting up their tents.
- All girls showing considerable fortitude whenever it rained!

While not everyone enjoys camping, having our own cooking equipment means that we would be able to provide opportunities to have fun and learn cooking skills even on day-long activities for the girls, so those who aren't comfortable coming away overnight would still be able to benefit.

Proposed timing of the project/ spending the money

Start: 1/7/25

End: 26/7/25

SECTION C: FINANCE. Details of Costs and Funding Sources

What is the total cost of your project and how have you arrived at that cost? (Please include quotes where applicable)

Total cost:

I have included quotes from Go Outdoors, as we are able to gain both a membership and a GirlGuiding discount.

Item	Number	Cost per unit	Total cost
2 ring gas cookers	3	£39	£117
Gas bottles	3	£55	£165
Regulators	3	£20	£60
Hose	3m	£4	£12
Water carrier	1	£84	£84
Folding bowls	8	£4	£32
Folding drying racks	4	£19	£76
Coleman cooking shelter	1	£140	£140
Sides for shelter	3	£30	£90

How much money are you applying for from the Large Grants Community Fund?

£776

What other funding has been identified? (Please list all additional funding)

£ 0

Is there a shortfall? / N

Is Yes, how much? £

Please give details of other sources of funding (including details of internal fund-raising and external grants). Also include details of any in-kind support (such as people giving their professional skills or time for free).

We are undertaking our own fundraising for other items we need, and are looking for other grants at the moment. We also look for alternative sources of some of the items we need, for example the new(ish) Thrift Shop on Marsh Barton, and Facebook marketplace.

One of the other units coming to Kernow with us has applied for funding for a minibus to take the equipment down to the camp.

If there is a shortfall in funding the project, please tell us how this will be met:

N/A

SECTION D: MONITORING, EVALUATION, AND EFFECTIVENESS

Please supply details of how you will monitor progress of your project / activity and how you will evaluate its effectiveness

Before the initial practice camp, we will survey the girls to get a sense of their confidence in undertaking various related activities including basic camping skills, cooking, working in a group, and leadership, as well as asking what they would like to get out of the practice camp and Kernow. We'll also do this after the practice camp, and before and after Kernow – as well as finding out their favourite activities while they were there, and what adventures the girls would like next.

To prevent survey fatigue, we will be turning this into activities rather than using formal printed surveys.

SECTION E: SUPPORTING INFORMATION

For Large Grants of over £501, applicants are required to submit:

- a. A written statement of how the grant is to be used (Section B of this application form);
- b. A written set of rules, constitution, or other governing document are to be provided with the application. They shall be current and properly authorised;
- c. Details of a bank account held in the name of the applicant organisation requiring at least two signatures for cheque transactions or cash withdrawals;
- d. The accounts of the organisation for a period of one financial year prior to the date of application, and indicate expenditure, income, assets and liabilities, together with funding obtained from other partner bodies if appropriate (Section C included on the application form);
- e. A copy of their latest annual accounts/latest bank statement/balance sheet OR (for new groups) an income and expenditure plan for their first year of operation;
- f. An Equality and/or Equal Opportunities policy (this policy may be contained within their constitution or other governing document);
- g. A copy of the organisation's Public Liability Insurance to the value of at least £1 million;
- h. A policy to ensure the safeguarding of children or vulnerable adults (where appropriate);
- i. Details of how the organisation will assess the effectiveness of the activity or project (section included on the application form).

SECTION F: DECLARATION

By submitting this funding application, I confirm:

- that I am authorised by the group to apply for grant funding;
- that this application complies with Council's grant funding criteria;
- that the group agrees to provide a report after 6 months of any award being made as a condition of funding;
- that the group will include Broadclyst Parish Council in its publicity;
- the application is accompanied by all supporting documentation listed in Section D;
- that there is a plan in place for evaluating the project's effectiveness;
- that any unspent monies shall be returned to Council;
- should this organisation be discontinued, funds up to the value of this grant will be returned to the Parish Council.

Send this completed form with any accompanying documents (e.g. quotes) to:

Broadclyst Parish Council
Angie Hurren

office@broadclyst.org
clerk@broadclyst.org

01392 360269

You will receive an acknowledgement and be given an approximate date when you should hear if your application has been successful.

If you have any queries or require any help completing this form, please contact us in the first instance

Signed: [redacted]

Print: Sharon Jewell

Date: 24th March 2025

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST.

Please use this space for anything else you would like to tell us in relation to your project or this application (continue on a separate sheet if necessary).

For Broadclyst Parish Council Use Only

Application assessed by Officers on (date):

Recommendation to Council:

Application Approved / Refused by Broadclyst Parish Council.

Amount of grant awarded:

Reason if different to amount applied for:

Date of Decision:

Signed on behalf of Broadclyst Parish Council:

Chairman:

Clerk:

Cheque date of issue and ref:

Follow-up report received and date of:

Additional notes:

Clerks report
1st Broadclyst Guides

For 7th Apr25



1. Application details:

A large grants application has been from the 1st Broadclyst Guides group for a grant of £776. This is to support their attendance at the Kernow Jamboree and other outdoor events in summer 2025

2. Criteria check:

The Proper Officer confirms:

- a. the applying organisation meets the agreed criteria;
- b. the project meets the agreed criteria;
- c. it is likely that the grant will be spent within the required timescale;
- d. the Group has submitted all the requested accompanying documentation, copies of which are held on file.

3. Evidence of need/community support?

1st Broadclyst Guides has demonstrated clear evidence of need, both in terms of practical equipment and wider social benefit. Previous Council funding enabled the group to purchase tents, which have since supported several camps where girls developed confidence, teamwork, and resilience. The group has reported notable outcomes, including girls camping for the first time, overcoming anxieties, and taking on leadership roles. Many of the young people involved face challenges such as anxiety, social pressure, or additional needs, and these outdoor experiences provide a vital opportunity to develop life skills in a supportive environment. This application also supports inclusivity by helping the group reduce costs associated with hiring site equipment, making it more accessible to a wider range of families.

4. Additional funding:

The application form states that the group has not allocated any specific monies yet from its funds, but that it is working with other groups to share costs and seeking to make second-hand purchases to make best use of its funds.

5. Balance of Broadclyst Community fund to date

Date:	Group	Award	Balance
<i>Broadclyst Community Grant fund, accrued from 24/25</i>			<i>£5,000</i>
April 2025	Broadclyst Guides	£1,000	£4,000

6. Recommendation

To support the valuable work of the Guiding community:

- a. it is recommended that this application is approved in full at **£776**;
- b. that consideration is given to increasing the amount awarded up to £1,000 so 1st Broadclyst can divert use of its own allocated funds, and extend their planned purchases to include additional essential items, such as:
 - First aid and safety equipment
 - Folding tables and chairs
 - Outdoor lighting
 - Washing-up facilities and hygiene kits
 - Storage and transport containers
- c. the Group is invited to attend a future meeting to report back to the council on the project.

This concludes my report

Angie Hurren, Broadclyst Parish Council Clerk

01.04.2025

Application for Broadclyst Parish Council Community Fund 2024 / 2025



Broadclyst Parish Council
GROWING OUR COMMUNITY

Large Grants Application Form

NB: this form is for grants between £501 and £2,000; for awards under this amount please use the Small Grants Form.

To avoid delays in processing your application, please take time to read the guidance notes before submitting your form and make sure to attach all additional information that we have requested.

Please ensure your application is submitted in plenty of time: we cannot pay for project costs that you have already incurred.

SECTION A: ABOUT YOUR ORGANISATION

Your contact details

Name of organisation: Broadclyst FC

Main contact name and address: [redacted]

Main contact e-mail address: [redacted]

Contact number (in case of any queries):[redacted]

NB: personal data will be redacted before this form is published in any way.

Payment details

Grants are paid by BACS. Please give your club/group BACS details below (we cannot make payment into a personal or business account)

[redacted]

Please note: Council can only pay grants into group/club accounts and cannot make grant payments into individuals private accounts.

SECTION B: ABOUT YOUR PROJECT

What is your project? What are you applying for the funding for?

We have 2 current projects which we are looking for.

Project 1 – is to provide additional 7vs7 football goals to support our growing football club. Currently we only have a set amount of goals and require more. Our current goals are plastic and unfortunately break quite easily, purely because of the amount of use and the fact they have to be moved a lot. The hope is to secure some aluminium goals which will replace 2 of our existing goals and should last atleast 7-10 years. Currently our 7vs7 goals are shared between 5 age groups. We are applying for a contribution of £1000 towards the total cost of the goals.

Project2 – is to provide some much needed Gazebos to support our growing club, with over 11 youth age groups we have a need to support our teams during the season during hot and wet weather, this is especially essential during the summer when typically we have 55 tournament entries and teams participating all over Devon. These are usually long days in the midst of summer and we need to ensure areas of sanctuary for the children during these events. Whilst we have some parents who support the events by bringing their own Gazebos it was noticeable that we do not have enough to support the whole club. We are applying for a contribution of £1000 towards the cost of an additional 6mx3m Gazebo or 2 x 3mx3m Gazebos to support these events.

Why do you want to carry out this project, why is it wanted, how do you know it is needed, who will it benefit and what difference will it make?

We want to carry out this project because having safe equipment is paramount to the safety of the children, it will also ensure that we have enough goals available to support all of our teams across all of our pitches, depending on the condition of some we struggle to have enough. We know it is needed because we are constantly having to replace broken goals and coaches have complained of goals being broken. It will benefit the our U6,U7,U8,U9 and U10 age groups who play 7vs7 football and give them access to good quality equipment which will last.

We want to provide some much needed Gazebos to support our growing club, with over 11 youth age groups we have a need to support our teams during the season during hot and wet weather, this is especially essential during the summer when typically we have 55 tournament entries and teams participating all over Devon. These are usually long days in the midst of summer and we need to ensure areas of sanctuary for the children during these events. Whilst we have some parents who support the events by bringing their own Gazebos it was noticeable that we do not have enough to support the whole club. We know it is needed because we were crammed into Gazebos during the summer and also subjected to getting exceptionally wet when the whether turned at some tournaments.

Proposed timing of the project/ spending the money	Start: April 2025	End: May 2025
SECTION C: FINANCE. Details of Costs and Funding Sources		
What is the total cost of your project and how have you arrived at that cost? (Please include quotes where applicable) I have provided a full breakdown on the supporting information including quotes obtained.		
How much money are you applying for from the Large Grants Community Fund?	£2,000	
What other funding has been identified? (Please list all additional funding)	£1,080 Football Foundation £700 Club Fundraising.	
Is there a shortfall?	Y / N	Is Yes, how much? £113.54
Please give details of other sources of funding (including details of internal fund-raising and external grants). Also include details of any in-kind support (such as people giving their professional skills or time for free). The whole club is run by volunteers, we have 30 odd coaches who volunteer their time to make football accessible to the local community. This involves time spent		

delivering training sessions and matches, planning, marking pitches, communicating plans, helping with summer tournaments and local events. We also have parents who volunteer for photography at matches and presentation evenings, baking, first aid, safeguarding and this also extends to other community events. We have a committee who volunteer their time to ensure players are registered, we have welfare officers, treasurers, social media, coach liaison offers, all offering help and support. In total we have nearly 50 volunteers and over 200 local children and adults who are out during the week and weekend, being active, helping shape the lives of these young children in the hope of them understanding the value of teamwork, hard work, and the other values the club promotes.

We are currently fundraising to support the purchase of Gazebos and have a fund raising committee, we have a race night planned in March, along with a summer tournament,. Typically our fundraising objectives contribute to keeping costs low to make football accessible and trying to support more expensive purchases required by the club to ensure effectiveness, individual development, safety, training aids etc.

If there is a shortfall in funding the project, please tell us how this will be met:

We have applied to the Football foundation for a partial grant to support the purchase of new 7vs7 goals, the hope is this will be approved, and combined with a parish grant will allow Broadclyst to cover the balance of the cost. If we are unsuccessful with the Football foundation grant the club will have to fund the purchase but this does mean fees will increase and we are already subject to increased pitch hire costs, equipment costs, so we need to ensure fees are managed to make it accessible for all. We do not want any players not being able to access grass roots football due to fees. If we can find grants and funding for larger purchases this helps us to manage accessibility.

Regarding Gazebos, we are currently fundraising across all parent groups via football scratchcards to raise £700 to contribute to this purchase, this fundraising is ongoing and we have so far raised £450.

SECTION D: MONITORING, EVALUATION, AND EFFECTIVENESS

Please supply details of how you will monitor progress of your project / activity and how you will evaluate its effectiveness

We will monitor progress by ensuring we are actively fundraising and applying for relevant funding to support the club, deadlines for fundraising and grant applications will determine project scope and activity.

The projects are underway with quotes and supporting information provided and are all at the point of being proceedable with support.

We will monitor the progress by ensuring the benefits are realised, ie equipment is being well maintained, designated owners for ensuring we

can maintain the useful life of the equipment. We will ask parents and coaches for feedback in relation to the purchases and confirm that their children are benefitting. We will be able to provide cover and shelter at tournaments and the impact and effectiveness will be evident. We will analyse any feedback and look to invest further next year if it is successful and positive.

SECTION E: SUPPORTING INFORMATION

For Large Grants of over £501, applicants are required to submit:

- a. A written statement of how the grant is to be used (Section B of this application form);
- b. A written set of rules, constitution, or other governing document are to be provided with the application. They shall be current and properly authorised;
- c. Details of a bank account held in the name of the applicant organisation requiring at least two signatures for cheque transactions or cash withdrawals;
- d. The accounts of the organisation for a period of one financial year prior to the date of application, and indicate expenditure, income, assets and liabilities, together with funding obtained from other partner bodies if appropriate (Section C included on the application form);
- e. A copy of their latest annual accounts/latest bank statement/balance sheet OR (for new groups) an income and expenditure plan for their first year of operation;
- f. An Equality and/or Equal Opportunities policy (this policy may be contained within their constitution or other governing document);
- g. A copy of the organisation's Public Liability Insurance to the value of at least £1 million;
- h. A policy to ensure the safeguarding of children or vulnerable adults (where appropriate);
- i. Details of how the organisation will assess the effectiveness of the activity or project (section included on the application form).

SECTION F: DECLARATION

By submitting this funding application, I confirm:

- that I am authorised by the group to apply for grant funding;
- that this application complies with Council's grant funding criteria;
- that the group agrees to provide a report after 6 months of any award being made as a condition of funding;
- that the group will include Broadclyst Parish Council in its publicity;
- the application is accompanied by all supporting documentation listed in Section D;
- that there is a plan in place for evaluating the project's effectiveness;
- that any unspent monies shall be returned to Council;
- should this organisation be discontinued, funds up to the value of this grant will be returned to the Parish Council.

Send this completed form with any accompanying documents (e.g. quotes) to:

**Broadclyst Parish Council
Angie Hurren**

office@broadclyst.org
clerk@broadclyst.org

01392 360269

You will receive an acknowledgement and be given an approximate date when you should hear if your application has been successful.

If you have any queries or require any help completing this form, please contact us in the first instance

Signed: [redacted]

Print: STEVEN MATTHEWS

Date: 12/03/2025

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST.

Please use this space for anything else you would like to tell us in relation to your project or this application (continue on a separate sheet if necessary).

For Broadclyst Parish Council Use Only

Application assessed by Officers on (date):

Recommendation to Council:

Application Approved / Refused by Broadclyst Parish Council.

Amount of grant awarded:

Reason if different to amount applied for:

Date of Decision:

Signed on behalf of Broadclyst Parish Council:

Chairman:

Clerk:

BACS ref:

Follow-up report received and date of:

Additional notes:

2024 / 2025 – Broadclyst FC

Parish Grant Application – Amount Applied for £2,000

Request: Contribution £1,000 towards cost of 2 x New 7vs7 goals.

Additional Funding: Grant request under review with Football Foundation. - £1,080

Balance to be paid by Broadclyst FC regardless if grant awarded or not.



100mm Aluminium Portable Self Weighted Goal

Have a question?
Speak to our team

100MM 12 X 6FT / 3.66 x 1.83m

12x6ft Easylift Portable Goals – Self Weighted Aluminium Package

- 100 x 110mm reinforced aluminium
- Internal welded corner joints and extra strong top corner joints
- Internal steel zinc plated weights for safety
- Durable powder coated finish
- Supplied with: international back supports, top diagonal supports and lock on nylon hooks
- Dimensions: 12 x 6ft (3.66 x 1.83m)
- Package conforms to BSEN16579

Frame Only Available

- Variant does not have weights, wheels or nets.

Self weighted frame available

- Variant does not have wheels or nets but has weights.

Weightless package available.

- Variant comes with the frame, nets and wheels but has no weights.

For all of other sports products like the 12x6ft Easylift Portable Goals – Self Weighted Aluminium Package please visit the [main store](#).

If you can not find what you are after in the main store or on the [STADIA-SPORTS](#) store then please do not hesitate on giving the specialist sales team a call on 01785 594 421. Our sales staff will be more than happy to try and source the product for you at a competitive price.

PCIK TYPE

FULL PACKAGE

CLEAR

£2,611.46 **£2,220.74**

PER PAIR

£1,850.62 (excl. VAT)

Evidence – Football Foundation Grant Request.



HOME APPLY NOW PROJECTS **STEVEN MATTHEWS**

[Summary](#)

[Project Selection](#)

[Organisation Details](#)

[Site Details](#)

[Goalposts](#)

[Goalpost Detail](#)

[Declaration](#)

Please enter Goalpost Information for all of the equipment you intend to purchase

Goalpost Type	Number of Pairs	Supplier	Price per Pair (inc VAT)	Price per Pair (excl VAT)	Total cost	Grant value
Mini Soccer	1	Harrod UK	£2,220.74	£1,850.62	£2,220.74	£1,080.00

Goalposts Total Cost

£2,220.74

Goalpost Grant Value

£1,080.00

Reasoning: Broadclyst currently have plastic goals located at Westclyst, these are regularly damaged through use and constantly require replacing, they are a false economy. By providing better quality equipment that will benefit the U6, U7, U8, U9 & U10 and will last lot longer.

Request: Contribution £1,000 towards cost of Gazebo's.

Additional Funding: Broadclyst are currently raising funds via football scratchcards to support the purchase. We hope to raise £700 towards the total cost. As we are not VAT registered we have to factor this in also.



All our gazebos come with durable **600D Oxford fabric** for superior weather resistance and a **heavy-duty frame**, built for lasting strength and durability.

Gazebo Package 6x3m:

- Heavy-duty Pro40 hex frame for strength and durability
- Wheeled carry bag, tether lines, and pegs for your setup
- Canopy (roof) in 600D Oxford fabric for superior weather resistance
Special Price 30% off: **£999** (Original Price: £1,350)
Plus, a **FREE** small single-sided flag & pole! (base not included) or Upgrade to **DOUBLE SIDED** for only £30!
- Full back wall (plain or branded) is £170
- Full side wall (plain or branded) is £95 each (x2 = £190)
- All walls upgraded to double-sided at **no extra cost!** 😊

UK Heavy Item shipping: £35

Total: £1,394 + VAT only

Lead time is 10-14 business days from the date of payment and artwork approval.

Extras to enhance your set up:

- Upgrade to Zilla Xtreme 50hex frame: £150
- Additional feather flag: £101.50 (single-sided) | £112 (double-sided)
- Flag Clamp £25 | Spike £20 | Cross Base £25 - Don't forget if you don't have one 😊
- 6ft stretch tablecloth: £125 | 6ft folding table: £59
- Gazebo weights: 7.5kg moulded £70 | 10.5kg water-filled £58
- Material Carry Bag: Standard £35 | Branded with logo £54
- Logo Redraw: £45 for flawless, zero-pixelation result at any scale

Reasoning: Currently we have 12 teams attending on average 5 tournaments each Summer, we need to invest in some additional gazebos for teams to use as shelter from the rain and as protection from the sun on extremely long days. Whilst some parents will bring then we simply don't have enough. It will also be useful when we attend events and our schedule events like our summer tournament.



Clerks report

Broadclyst Football Club

For 7th Apr 25

1. Application details:

A large grants application has been received from Broadclyst Football Club (FC) for a total of £2,000. This is to support the purchase of two capital items:

- £1,000 towards replacement aluminium 7v7 football goals to replace frequently damaged plastic equipment
- £1,000 towards club gazebos for use at summer tournaments and other youth football events

2. Criteria check:

The Proper Officer confirms:

- a. the applying organisation meets the agreed criteria;
- b. the project meets the agreed criteria;
- c. it is likely that the grant will be spent within the required timescale;
- d. the Group has submitted all the requested accompanying documentation, copies of which are held on file.

3. Evidence of need/community support?

Broadclyst FC has provided clear evidence of need for both sets of equipment. The existing plastic goals frequently break due to heavy use and constant movement, and the club's rapid growth has increased demand for more robust, long-lasting alternatives. Five youth age groups currently share a limited number of goals.

The proposed purchase of aluminium goals would offer greater safety, durability, and support for continued youth engagement. Similarly, the addition of gazebos addresses safeguarding and welfare concerns during long tournament days in summer, offering shelter and comfort for the club's 200+ young players. The club has a strong volunteer base of 50 individuals and clearly demonstrates community benefit and inclusive values.

4. Additional funding:

The club has applied to the Football Foundation for £1,080 toward the cost of new goals. This funding is pending.

In addition, Broadclyst FC is actively fundraising for the gazebo project, with £450 already raised out of a £700 target via parent-led scratchcard initiatives and events. Regardless of grant outcomes, the club is committed to meeting any remaining shortfall.

5. Balance of Broadclyst Community fund to date

Date:	Group	Award	Balance
<i>Broadclyst Community Grant fund, accrued from 24/25</i>			<i>£5,000</i>
April 2025	1 st Broadclyst Guides	£1,000	£4,000
April 2025	Broadclyst Football Club	£2,000	£2,000

6. Recommendation

To support the valuable work of this community sports club:

- a. it is recommended that this application is approved in full at £2,000;
- b. the Group is invited to attend a future Council meeting or Annual Parish Meeting to report back on the project and its outcomes.

This concludes my report.

Angie Hurren, Broadclyst Parish Council Clerk & RFO

01.04.2025

Application for Broadclyst Parish Council Community Fund 2024 / 2025



Broadclyst Parish Council
GROWING OUR COMMUNITY

Large Grants Application Form

NB: this form is for grants between £501 and £2,000; for awards under this amount please use the Small Grants Form.

To avoid delays in processing your application, please take time to read the guidance notes before submitting your form and make sure to attach all additional information that we have requested.

Please ensure your application is submitted in plenty of time: we cannot pay for project costs that you have already incurred.

SECTION A: ABOUT YOUR ORGANISATION

Your contact details

Name of organisation:
Clyst Caring Friends

Main contact name and address: [redacted]

Main contact e-mail address: [redacted]

Contact number (in case of any queries): [redacted]

NB: personal data will be redacted before this form is published in any way.

Payment details

Grants are paid by BACS. Please give your club/group BACS details below (we cannot make payment into a personal or business account)

[redacted]

Please note: Council can only pay grants into group/club accounts and cannot make grant payments into individuals private accounts.

SECTION B: ABOUT YOUR PROJECT

What is your project? What are you applying for the funding for?

Project Overview – Purpose of Grant Application:

Clyst Caring Friends seeks to implement the Wil-U EPOS and Digital Gift Aid System to enhance income through HMRC Gift Aid claims.

The system will facilitate donor registration, automate gift aid tracking, and streamline donation processing and communications.

The application is for a grant of **£2,000**, to contribute towards the three-year subscription and initial installation costs.

Why do you want to carry out this project, why is it wanted, how do you know it is needed, who will it benefit and what difference will it make?

Project Rationale and Benefits:

Following a feasibility study in 2022 and positive engagement with local charity shops, the introduction of an EPOS and Gift Aid system is expected to significantly increase revenue.

With a new, experienced shop manager in post and refurbishment of shop premises underway, the charity is now well-positioned to implement this solution effectively. Gift Aid has the potential to generate an estimated £5,000–£6,000 annually, reinforcing the sustainability of core services including day care, transport, and community events for elderly, disabled, and socially isolated residents in Broadclyst and Pinhoe.

This system will also support long-term development goals such as expanding day centre operations and launching a home enablement service.

Proposed timing of the project/ spending the money

Project Timeline:

- **Start:** April 2025
- **End:** March 2028

The system will be installed immediately, with funding drawn down monthly across the 3-year term.

SECTION C: FINANCE. Details of Costs and Funding Sources

What is the total cost of your project and how have you arrived at that cost? (Please include quotes where applicable)

Total Cost of the Project:

The Wil-U quotation outlines the following confirmed costs over 3 years:

Item	Monthly	Annual	3-Year Total
Location Licence	£6.00	£72	£216
POS	£63.50	£762	£2,286
Digital Gift Aid	£37.50	£450	£1,350
Gift Aid Processing	£8.50	£102	£306
Charity Licence	£16.50	£198	£594
Total Subscription Cost	£132.00	£1,584	£4,752

Additional Costs:

- Onsite Installation & Training: £550 (quote provided)

Total Project Cost (Subscription + Installation): £5,302

How much money are you applying for from the Large Grants Community Fund?	£2,000
What other funding has been identified? (Please list all additional funding)	£0 None secured at this time. The charity has assessed other funding streams but has been unable to identify grant sources for digital infrastructure or EPOS systems.
Is there a shortfall? Y	Is Yes, how much? £3,302 The remaining costs will be covered through charity reserves. This includes: £3,302 shortfall - Use of future Gift Aid proceeds to offset ongoing monthly fees after Year 1 - Commitment from trustees to ringfence funding for system sustainability

Please give details of other sources of funding (including details of internal fund-raising and external grants). Also include details of any in-kind support (such as people giving their professional skills or time for free).

In-kind Support:

Not applicable due to the nature of the system. However, internal resource time will be allocated to implementation and staff training.

If there is a shortfall in funding the project, please tell us how this will be met:

The remaining costs will be covered through charity reserves and revenue generated through the Charity Shop.

This includes:

- Use of future Gift Aid proceeds to offset ongoing monthly fees after Year 1
- Commitment from trustees to ringfence funding for system sustainability

SECTION D: MONITORING, EVALUATION, AND EFFECTIVENESS

Please supply details of how you will monitor progress of your project / activity and how you will evaluate its effectiveness

Wil-U includes integrated reporting tools that will allow the charity to measure:

- Monthly Gift Aid income generated
- Comparative sales growth year-on-year
- Operational impacts reported through volunteer and staff surveys (annual).
-

These tools will support internal monitoring and external reporting to stakeholders, including Broadclyst Parish Council.

SECTION E: SUPPORTING INFORMATION

For Large Grants of over £501, applicants are required to submit:

- a. A written statement of how the grant is to be used (Section B of this application form);
- b. A written set of rules, constitution, or other governing document are to be provided with the application. They shall be current and properly authorised;
- c. Details of a bank account held in the name of the applicant organisation requiring at least two signatures for cheque transactions or cash withdrawals;
- d. The accounts of the organisation for a period of one financial year prior to the date of application, and indicate expenditure, income, assets and liabilities, together with funding obtained from other partner bodies if appropriate (Section C included on the application form);
- e. A copy of their latest annual accounts/latest bank statement/balance sheet OR (for new groups) an income and expenditure plan for their first year of operation;
- f. An Equality and/or Equal Opportunities policy (this policy may be contained within their constitution or other governing document);
- g. A copy of the organisation's Public Liability Insurance to the value of at least £1 million;
- h. A policy to ensure the safeguarding of children or vulnerable adults (where appropriate);
- i. Details of how the organisation will assess the effectiveness of the activity or project (section included on the application form).

SECTION F: DECLARATION

By submitting this funding application, I confirm:

- that I am authorised by the group to apply for grant funding;
- that this application complies with Council's grant funding criteria;
- that the group agrees to provide a report after 6 months of any award being made as a condition of funding;
- that the group will include Broadclyst Parish Council in its publicity;
- the application is accompanied by all supporting documentation listed in Section D;
- that there is a plan in place for evaluating the project's effectiveness;
- that any unspent monies shall be returned to Council;
- should this organisation be discontinued, funds up to the value of this grant will be returned to the Parish Council.

Send this completed form with any accompanying documents (e.g. quotes) to:

Broadclyst Parish Council
Angie Hurren

office@broadclyst.org
clerk@broadclyst.org

01392 360269

You will receive an acknowledgement and be given an approximate date when you should hear if your application has been successful.

If you have any queries or require any help completing this form, please contact us in the first instance

Signed: [redacted]

Print: Sam Peterson

Date: 28/02/2025

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST.

Please use this space for anything else you would like to tell us in relation to your project or this application (continue on a separate sheet if necessary).

For Broadclyst Parish Council Use Only

Application assessed by Officers on (date):

Recommendation to Council:

Application Approved / Refused by Broadclyst Parish Council.

Amount of grant awarded:

Reason if different to amount applied for:

Date of Decision:

Signed on behalf of Broadclyst Parish Council:

Chairman:

Clerk:

BACS ref:

Follow-up report received and date of:

Additional notes:

Clerks report
Clyst Caring Friends

For 7th Apr 25



1. Application details:

A large grants application has been received from Clyst Caring Friends (CCF) for £2,000. This is to support the purchase and installation of the Wil-U EPOS and Gift Aid system in their charity shop, with the aim of increasing their income through Gift Aid claims.

2. Criteria check:

The Proper Officer confirms:

- a. the applying organisation meets the agreed criteria;
- b. the project meets the agreed criteria in principle;
- c. the system is expected to be implemented within the required timeframe;
- d. all required documentation has been submitted and is held on file.

3. Evidence of need/community support?

The organisation has provided evidence of the potential financial benefit from implementing the EPOS system, supported by a feasibility study conducted in 2022. It anticipates £5,000–£6,000 per year in additional income from Gift Aid.

The new shop manager has relevant experience, and the shop refurbishment supports implementation. The additional income would benefit CCF's services to vulnerable and elderly residents in the community.

4. Additional funding:

While the charity has not been able to secure additional funding, it has undertaken to fund the shortfall from reserves and revenue. It is noted that some 'front-loading' is necessary due to initial installation and training costs.

5. Balance of Broadclyst Community fund (24/25 underspend)

Date:	Group	Recommended Award	Balance
<i>Broadclyst Community Grant fund, accrued from 24/25</i>			<i>£5,000</i>
April 2025	1 st Broadclyst Guides	£1,000	£4,000
April 2025	Broadclyst Football Club	£2,000	£2,000

6. Recommendation

It is recommended that this application for £2,000 is awarded

This concludes my report.

Natasha Curwood, Broadclyst Parish Council Assistant Clerk

01.04.2025

Print Version

[Close Window](#)[Print](#)

Results for Application Search

Removal of calf shed to be replaced by new larger agricultural building

Francis Court Farm Budlake Exeter EX5 3LW

Ref. No: 24/2708/FUL | Received: Tue 24 Dec 2024 | Validated: Fri 17 Jan 2025 | Status: Approval with conditions

Non-material amendment for 21/1016/MRES : Amendments to pitch design, fall and bund location.

Land At Tithebarn Green Clyst Honiton

Ref. No: 24/2687/NMA | Received: Fri 20 Dec 2024 | Validated: Fri 20 Dec 2024 | Status: Application Closed

Conversion of annexe to dwellinghouse and associated works.

Annexe Tinklers Blackhorse Lane Blackhorse Exeter EX5 2AR

Ref. No: 24/2301/FUL | Received: Thu 31 Oct 2024 | Validated: Fri 08 Nov 2024 | Status: Approval with conditions

Alterations to allow annexe and main house to become one residential unit. Create new internal door opening between main house kitchen and annexe; 1no. new window opening on rear east elevation of annex and block up 1no. external door of annex and render.

Symes Cottage Town End Broadclyst EX5 3HS

Ref. No: 24/2255/LBC | Received: Fri 25 Oct 2024 | Validated: Wed 15 Jan 2025 | Status: Approval with conditions

Discharge of conditions for 23/0747/MFUL: Conditions 3 (CEMP), 4 (cycle/scooter storage), 5 (hedge, tree & shrub protection), 6 (landscaping), 7 (drainage & surface water runoff), 8 (walls/fences), 9 (exterior materials), 10 (noise levels), 12 (energy network connection) & 14 (parking/visibility splays/turning areas & access drainage)

Land At Pinn Court Farm Pinncourt Lane Exeter

Ref. No: 24/1717/DOC | Received: Mon 19 Aug 2024 | Validated: Mon 19 Aug 2024 | Status: Discharge of condition

Proposal to Install No. 3 Fascia Signs and No 4. Totem Signs

Land Adjacent To Babbage Way Exeter Science Park Clyst Honiton EX5 2FN

Ref. No: 24/1552/ADV | Received: Fri 26 Jul 2024 | Validated: Mon 14 Oct 2024 | Status: Split Decision

Discharge of Conditions for 16/3021/MFUL: Condition 10 (Additional details required for Park and Charge), Condition 12 (Surface Water Management System), Condition 13 (Surface

Water Management Adoption) and Condition 19 (CEMP).

Land Off Hawkins Road Hillside Gardens Pinhoe Exeter

Ref. No: 24/1191/DOC | Received: Tue 11 Jun 2024 | Validated: Wed 12 Jun 2024 | Status: Discharge of condition



Broadclyst Parish Council
 19 New Buildings
 Broadclyst
 Exeter
 EX5 3EX
 01392 360269
 24.03.2025

EDDC Local Plan 2020-2042 Regulation 19 consultation

Broadclyst Parish Council Letter of Representation

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Introduction

Broadclyst Parish Council welcomes the opportunity to respond to the East Devon District Council (EDDC) Local Plan 2020-2042 Regulation 19 consultation. This representation reflects our commitment to sustainable development that meets local housing needs while safeguarding the parish's distinct rural character, heritage, and environmental assets. We have framed our response within the principles of the National Planning Policy Framework (NPPF, 2023), aligning with its emphasis on sustainability, infrastructure-led development, and community engagement.

At the time of submitting this representation, Broadclyst Parish Council is awaiting a response to a formal letter sent to EDDC (dated 28 February 2025), requesting meaningful engagement on housing allocations, particularly concerning the Winter Gardens (Brcly_12) site. This letter outlines concerns about infrastructure capacity, the need for proportional growth, and the importance of community involvement in shaping development. We stress that effective dialogue between EDDC and the Parish Council is essential to ensure that any proposed growth aligns with the principles of sustainable development and respects the unique characteristics of Broadclyst Parish.

1. **Chapter 1: Housing allocations**

Introduction Broadclyst Parish Council welcomes the opportunity to respond to the housing allocation policies set out in the East Devon Local Plan 2020-2042 (Regulation 19). We recognise the need for well-planned, sustainable housing development that meets local needs while protecting the parish's distinctive rural character, heritage, and natural environment. Our response is framed within the principles of sustainable development as set out in the National Planning Policy Framework (NPPF, 2023), particularly paragraphs 7-14, which outline the presumption in favour of sustainable development.

- 1.1. Strategic Policy SP02: Levels of Future Housing Development** The housing target outlined in SP02 must reflect genuine local housing need rather than be driven purely by national housing targets. While the plan acknowledges the government's housing requirements, it should ensure that development is proportional, environmentally sustainable, and supported by appropriate infrastructure, in line with NPPF paragraph 11, which states that housing policies should be positively prepared and justified by local evidence.

We note that significant growth is focused on the West End, including Broadclyst Parish. While we support planned growth, there must be guarantees that infrastructure—including roads, public transport, education, healthcare, and green spaces—keeps pace with housing delivery. NPPF paragraph 20 emphasizes the need for strategic policies to provide an integrated approach to housing and infrastructure planning, ensuring that developments are viable and deliverable.

- 1.2. Strategic Policy SD07: Development Allocations at Broadclyst.** Broadclyst has been identified for further development under SD07, and we have several concerns regarding the scale and impact of new housing allocations:

- 1.2.1. Infrastructure Deficiencies:** The Broadclyst Neighbourhood Plan (NP) identifies current shortfalls in road capacity, public transport, and community facilities. Development should not proceed without clear commitments to deliver these improvements, in line with NPPF paragraph 72, which requires new developments to be supported by necessary infrastructure. Furthermore, Devon County Council is in the process of producing its Local Cycling and Walking Infrastructure Plan (LCWIP), which should be integrated into development proposals to ensure active travel options are fully embedded.
- 1.2.2. Affordable Housing:** A high proportion of genuinely affordable housing is needed to support local families and key workers. NPPF paragraph 62 highlights the importance of ensuring affordable housing meets local needs. The Local Plan should ensure that affordable homes are delivered on-site rather than via commuted sums.
- 1.2.3. Heritage and Landscape Sensitivity:** The village has a rich historical and ecological character. Development must be sensitively planned to protect heritage assets, green spaces, and biodiversity corridors, as outlined in Broadclyst NP policies and supported by NPPF paragraphs 174-177, which emphasize the protection and enhancement of the natural and historic environment.

1.3. Strategic Policy HN02: Affordable Housing We support the requirement for a minimum affordable housing provision. However, this should be strengthened to ensure:

- 1.3.1. A mix of tenures, including social rent, shared ownership, and low-cost homeownership, in line with NPPF paragraph 65
- 1.3.2. Affordability criteria linked to local income levels rather than national averages, ensuring genuine accessibility for local residents.
- 1.3.3. A requirement that affordable homes remain available for local people in perpetuity, supported by NPPF paragraph 78, which encourages rural housing policies to meet local needs.

1.4. Strategic Policy HN10: Rural Housing Exception Sites We welcome policies that facilitate small-scale rural exception sites to meet local housing needs. However, these sites must be carefully planned to avoid speculative development under the guise of affordability. NPPF paragraph 80 provides guidance on rural housing, stating that development should reflect local needs and contribute positively to rural communities.

1.5. New Community Proposal (WS01) The proposed new community between the A30 and A3052 requires further scrutiny. Lessons must be learned from the development of Cranbrook to ensure that:

- 1.5.1. Infrastructure is in place before or alongside housing, as required by NPPF paragraph 73, which states that large-scale developments should be well-planned and phased appropriately.
- 1.5.2. The community is designed with sustainable transport links, aligning with NPPF paragraphs 104-106, which promote active travel and public transport integration. The Devon LCWIP should be referenced as a key guiding document for ensuring safe and effective walking and cycling routes.
- 1.5.3. There is genuine local engagement in shaping its development, as per NPPF paragraph 16, which emphasizes the importance of community involvement in plan-making.

1.6. Chapter One Conclusion Broadclyst Parish Council supports sustainable housing growth that meets local needs while safeguarding our environment and heritage. We urge East Devon District Council to ensure that development is infrastructure-led, community-focused, and aligned with the principles set out in the Broadclyst Neighbourhood Plan.

Furthermore, policies should fully integrate NPPF guidance to ensure sustainable, well-balanced growth.

Additionally, we recommend that the Devon County Council LCWIP be fully considered in all new housing allocations to ensure sustainable travel options are embedded from the outset.

2. Chapter 2: Affordable housing needs

Introduction

Affordable housing is a cornerstone of Broadclyst Parish's long-term vision for a thriving and inclusive community. With rising house prices and increasing demand, many local residents—particularly young families, key workers, and those on lower incomes—struggle to find suitable and secure housing within the parish. Ensuring access to affordable homes is therefore essential to maintaining Broadclyst's strong community identity, supporting local businesses, and preventing the displacement of long-standing residents.

The Broadclyst Neighbourhood Plan (NP) recognises the urgent need for affordable housing and sets out locally specific policies to ensure that new developments meet this demand. These policies go beyond the district-wide approach, requiring a higher proportion of affordable homes, prioritising local occupancy, and promoting a mix of tenures, including social rent, shared ownership, and self-build opportunities. The Broadclyst NP also advocates for well-designed, sustainable homes that are integrated within the wider community, ensuring that new developments enhance the parish's character rather than compromise it.

By setting clear expectations for affordability, quality, and sustainability, this chapter of the Local Plan, in alignment with the Broadclyst NP, aims to deliver housing that supports Broadclyst Parish's social and economic resilience. Through a combination of strategic site allocations, rural exception sites, and innovative housing solutions, Broadclyst Parish Council is committed to shaping a future where everyone, regardless of income, can find a place to call home.

2.1. Affordable Housing Targets

- 2.1.1. Strategic Policy HN02 (Affordable Housing) – Requires a minimum of 35% affordable housing on most major developments, with 25% in Axminster. Exceptions apply where viability evidence demonstrates this is unachievable.
- 2.1.2. Broadclyst NP Policy H4 (Social and Affordable Housing) – States that at least 50% of homes on allocated sites in Broadclyst Parish should be affordable, split equally between social rent and affordable ownership.

2.2. Affordable Housing Design & Integration

- 2.2.1. Policy HN02 – Requires that affordable housing should be indistinguishable from market housing and integrated within developments.
- 2.2.2. Broadclyst NP Policy H4 – Emphasizes that affordable homes must be high quality, well-designed, and mixed throughout developments, avoiding clustering.

2.3. Ensuring Affordability & Local Occupancy

- 2.3.1. Policy HN10 (Rural Housing Exception Sites) – Requires that 66% of homes on rural exception sites must be affordable and retained in perpetuity.
- 2.3.2. Broadclyst NP Policy H4 – Introduces local connection criteria, prioritising Broadclyst Parish residents or those with strong ties to the area.

2.4. Viability Considerations

- 2.4.1. Policy HN02 – Allows developers to submit viability assessments if they cannot meet the full affordable housing requirement.

- 2.4.2. Broadclyst NP Policy H4 – Acknowledges viability challenges and allows for some market housing where necessary to facilitate affordable housing delivery.

2.5. Rural Exception Sites

- 2.5.1. Strategic Policy HN10 – Encourages small-scale rural exception housing to meet local needs, with a requirement for a minimum of 66% affordable housing.
- 2.5.2. Broadclyst NP Policy H5 (New Housing in Broadclyst Parish) – Supports rural housing development where it directly meets local need.

2.6. Specialist Housing Needs

- 2.6.1. Policy HN03 (Housing for Older People) – Requires developments to provide age-friendly, adaptable homes.
- 2.6.2. Policy HN05 (Self-Build and Custom-Build Housing) – Promotes the inclusion of self-build and community-led housing projects.
- 2.6.3. Broadclyst NP Policy H6 (Self-Build Housing) – Allocates land for self-build plots to support local people wishing to construct their own homes.

2.7. Chapter 2 Conclusion

Ensuring the delivery of genuinely affordable housing is central to Broadclyst Parish's vision for a sustainable and inclusive community. The Broadclyst Neighbourhood Plan (NP) sets ambitious yet locally focused targets to address affordability challenges, prioritising housing that meets the needs of local residents, key workers, and young families. By requiring a higher proportion of affordable homes in new developments and ensuring these homes remain available to those with local connections, Broadclyst Parish aims to maintain its strong sense of community and prevent displacement due to rising housing costs.

The integration of affordable homes within well-designed, mixed-tenure developments will support social cohesion and enhance the quality of life for all residents.

Additionally, the Broadclyst NP's commitment to rural exception sites, self-build opportunities, and adaptable housing ensures that the diverse needs of the parish, including those of older people and those requiring accessible accommodation, are met.

By aligning with the broader East Devon Local Plan while reinforcing local priorities, these policies provide a framework for delivering high-quality, affordable housing that supports Broadclyst Parish's long-term sustainability. Through proactive planning and ongoing engagement, the parish seeks to create a future where housing remains accessible to those who contribute to and enrich the local community.

3. Chapter 3: Sustainability principles

3.1. Climate Change Mitigation and Adaptation

3.1.1. Net-Zero Carbon Development (Strategic Policy CC02)

The Local Plan commits to achieving net-zero carbon emissions in all new developments. This includes:

- Requirements for high energy efficiency standards in construction (beyond current Building Regulations).
- Promotion of zero-carbon energy sources, such as solar panels, air-source heat pumps, and district heating (Strategic Policy CC05).
- Encouragement of low-embodied-carbon materials and local sourcing of construction materials (Policy CC06).

3.1.2. Low-Carbon and Renewable Energy (Strategic Policy CC03 & Broadclyst DC6)

- The plan prioritises renewable energy generation, with a focus on solar farms, onshore wind projects, and battery storage.
- The Broadclyst Neighbourhood Plan (Policy DC6) supports community-led renewable energy projects, ensuring energy security and affordability.
- New developments must incorporate passive solar design and low-energy building techniques.

3.1.3. Flood Resilience and Sustainable Drainage (Strategic Policy AR01 & Broadclyst DC3)

- Given the increasing risks of extreme weather, the Local Plan requires sustainable urban drainage systems (SuDS) for all developments.
- Broadclyst's Policy DC3 strengthens this by requiring SuDS to be biodiversity-positive, integrating wetlands and reed beds into drainage infrastructure.
- Developers must account for future climate scenarios in flood-risk assessments.

3.2. Sustainable Housing and Development

3.2.1. Genuinely Affordable and Social Housing (Strategic Policy HN02 & Broadclyst H4)

- At least 40% affordable housing is required on major developments (HN02).
- Broadclyst's Policy H4 reinforces this, requiring affordable housing to be genuinely accessible to local people, ensuring viability for first-time buyers.
- Specific support for Community Land Trusts (CLTs) to deliver housing tailored to local needs.

3.2.2. Self-Build and Custom-Build Housing (Strategic Policy HN05 & Broadclyst H6)

- The plan encourages self-build housing as a sustainable way to promote local economic growth and low-carbon construction methods.
- Broadclyst's Policy H6 provides specific plots for self-builders, supporting local trades and craftsmanship.

3.2.3. Housing Density and Design Quality (Strategic Policy DS02 & Broadclyst D1)

- The Local Plan requires compact, energy-efficient housing layouts to reduce land take.

- Broadclyst NP's Policy D1 ensures that housing integrates heritage character, biodiversity-friendly landscaping, and high thermal performance (Passivhaus standards where possible).

3.3. Sustainable Transport and Accessibility

3.3.1. Prioritising Active and Public Transport (Strategic Policy TR01 & Broadclyst T4, T5)

- The Local Plan mandates that all new developments prioritise walking, cycling, and public transport over car travel.
- Broadclyst's Policy T4 requires comprehensive cycling infrastructure, including safe crossings and cycle storage.
- Low-carbon travel incentives (Policy T5) include electric bike hire schemes, bus connectivity enhancements, and charging infrastructure for electric vehicles.

3.3.2. Parking Standards and Car Dependency Reduction (Policy TR04 & Broadclyst T3)

- New developments must be designed to reduce car dependency.
- Broadclyst's Policy T3 sets maximum parking standards rather than minimums, encouraging alternatives to car ownership.

3.3.3. Digital Infrastructure for Remote Work (Strategic Policy TR06 & Broadclyst EW1)

- High-speed broadband and 5G coverage are a planning requirement to support remote work.
- Broadclyst's Policy EW1 facilitates the creation of rural work hubs, reducing commuting and boosting local employment.

3.4. Protection and Enhancement of the Natural Environment

3.4.1. Biodiversity and Green Infrastructure (Strategic Policy PB05 & Broadclyst NE5, NE6)

- Minimum 20% Biodiversity Net Gain (BNG) is required for all developments.
- Broadclyst's Policy NE5 extends this by requiring wildlife corridors, rewilding zones, and native planting schemes.
- Protection of existing woodlands, hedgerows, and river habitats (Policies NE1 & NE4).

3.4.2. Clyst Valley Regional Park Expansion (Strategic Policy WS09)

- The Local Plan supports the expansion of the Clyst Valley Regional Park, creating new public green spaces and improving wildlife connectivity.
- Broadclyst aligns with this through the designation of Local Green Spaces (NE6), ensuring permanent protection from development.

3.4.3. Agricultural Land Protection (Strategic Policy OL10)

- High-quality Grade 1 and 2 farmland is protected from development to ensure food security.
- This aligns with Broadclyst's rural economy policies, supporting farm diversification into agroforestry and regenerative farming.

4. Chapter 4: Infrastructure Capacity and Sustainability

Introduction

The allocation of 100 dwellings in Broadclyst, as outlined in the East Devon District Council (EDDC) Regulation 19 Local Plan, raises significant concerns regarding the adequacy of local infrastructure. The National Planning Policy Framework (NPPF) (2023) emphasises the need for local planning authorities to ensure that necessary infrastructure is in place to support new development. Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale, and quality of development, and make sufficient provision for infrastructure, including transport, education, health, and community facilities.

- 4.1. Healthcare Provision** The proposed development is likely to exert considerable pressure on local healthcare services. Broadclyst and surrounding areas currently experience strain in accessing primary healthcare services, with existing GP practices operating at or near capacity. The NPPF (paragraph 92) stipulates that planning policies and decisions should provide social, recreational, and cultural facilities and services that the community needs, including ensuring an integrated approach to considering the location of housing, economic uses, and community facilities and services. Without clear commitments to expanding healthcare facilities, the allocation of additional housing poses a risk of exacerbating waiting times and reducing accessibility for residents.
- 4.2. Education Capacity** The demand for school places in Broadclyst has steadily increased due to ongoing development. The Broadclyst Neighbourhood Plan (2023) highlights concerns regarding school capacity, particularly at Broadclyst Primary School, which is already under pressure. The NPPF (paragraph 95) asserts that local authorities should plan for sufficient school places and work proactively with education providers. However, there is currently no clear evidence that sufficient investment is planned to expand educational facilities to accommodate the additional pupils that would result from the proposed housing allocation. Without such assurances, there is a significant risk that children will need to travel outside the parish for education, placing further strain on transport infrastructure.
- 4.3. Transport and Highways Infrastructure.** Broadclyst's road network, particularly along Station Road and the B3181, already faces congestion issues. The addition of 100 dwellings is likely to increase vehicular traffic, compounding congestion and road safety concerns. The NPPF (paragraph 110) requires that developments ensure safe and suitable access for all users and that opportunities to promote sustainable transport modes are maximised.
 - 4.3.1.** Strategic Policy SD07 of the Regulation 19 Local Plan sets out a Masterplan-led approach for the proposed development at Broadclyst. This approach is essential to ensuring comprehensive and sustainable infrastructure planning. The policy states that development should come forward only as part of an agreed Masterplan for the allocated sites, which must incorporate necessary highway and transport improvements. Without a robust Masterplan, there is a risk of piecemeal development that does not adequately address cumulative transport impacts.

- 4.3.2. The Broadclyst Neighbourhood Plan identifies the need for improved pedestrian and cycling infrastructure, yet there is no indication that necessary upgrades will be delivered alongside the proposed housing. Additionally, public transport services in the area are limited, further reinforcing car dependency and increasing carbon emissions, which contradicts the sustainability objectives outlined in the NPPF (paragraph 104).

It is therefore critical that the Masterplan includes:

- 4.3.3. Strategic improvements to road infrastructure to mitigate increased congestion.
 4.3.4. Enhanced pedestrian and cycle connectivity to align with the sustainable transport objectives of the Local Plan.
 4.3.5. Expansion of public transport options to ensure residents can access essential services without reliance on private vehicles.

Failure to adhere to the Masterplan approach outlined in SD07 could result in severe infrastructure deficiencies, reducing the quality of life for both new and existing residents.

4.4. Sewerage Infrastructure and Capacity Issues

- 4.4.1. A significant concern for the Winter Gardens site allocation and any future strategic housing development in Broadclyst is the capacity and resilience of the existing sewerage system. There are known issues and a history related to blockages and an overall lack of capacity; Broadclyst Parish Council has been given to understand that South West Water / Pennon Water has expressed no inclination to upgrade the existing system, some of which is Victorian. Given the anticipated additional volume from 100 new homes, any new development must incorporate robust sewerage infrastructure improvements.
- 4.4.2. In line with NPPF paragraph 20(b), which requires strategic policies to plan for water supply and wastewater infrastructure, any site allocations must demonstrate that they will not exacerbate existing deficiencies. Additionally, NPPF paragraph 169 states that sustainable drainage systems should be incorporated to reduce flood risk and manage wastewater effectively. Therefore, all major housing developments should be required to provide site-specific wastewater and drainage strategies that ensure capacity enhancements are in place before occupation.

4.5. Chapter 4: Conclusion and Recommendations

Ensuring the delivery of genuinely affordable housing is central to Broadclyst Parish's vision for a sustainable and inclusive community. Rising house prices and increasing demand have made it difficult for many local residents—particularly young families, key workers, and those on lower incomes—to secure housing within the parish. Without intervention, there is a risk of long-standing residents being displaced, undermining the strong community identity that defines Broadclyst.

The Broadclyst Neighbourhood Plan (NP) sets out ambitious but locally focused policies to address this challenge. By requiring a higher proportion of affordable homes in new developments and prioritising local occupancy, the Broadclyst NP seeks to ensure that housing remains accessible to those with strong ties to the parish. These

homes will be integrated within well-designed, mixed-tenure developments, supporting social cohesion and enhancing Broadclyst Parish's character. The plan also promotes rural exception sites, self-build opportunities, and adaptable housing to cater to the diverse needs of the community, including older residents and those requiring accessible accommodation.

However, for development in Broadclyst to be truly sustainable, as required by the National Planning Policy Framework (NPPF), it is essential that housing delivery is infrastructure-led and community-focused. The Parish Council urges East Devon District Council (EDDC) to ensure that all housing allocations are accompanied by appropriate investment in infrastructure and public services. This includes:

- 4.5.1. Expansion of healthcare services, including additional GP capacity, to accommodate the growing population.
- 4.5.2. Investment in local schools to ensure sufficient capacity for new residents.
- 4.5.3. Enhancement of road infrastructure and sustainable transport options, including improved cycle routes and public transport connectivity, in line with the Masterplan approach set out in Policy SD07.
- 4.5.4. Adequate wastewater and sewerage provision, particularly for developments such as Winter Gardens, to prevent further strain on an already overburdened system.

Furthermore, policies should fully integrate NPPF guidance to ensure sustainable, well-balanced growth. The Devon County Council Local Cycling and Walking Infrastructure Plan (LCWIP) should be embedded into all new housing allocations to promote sustainable travel options from the outset.

By aligning with the broader East Devon Local Plan while reinforcing local priorities, Broadclyst Parish is committed to delivering high-quality, affordable housing that supports its long-term sustainability. Without these infrastructure commitments, the proposed allocation of 100 dwellings risks placing an unsustainable burden on local services, contradicting the principles of sustainable development set out in national policy. Through proactive planning and ongoing community engagement, these policies aim to create a future where housing remains accessible, well-supported, and environmentally sustainable, ensuring that Broadclyst Parish continues to thrive as a place where people of all backgrounds can find a secure and affordable home.

5. Chapter 5: Gypsy and Traveller provision

Introduction

This chapter addresses the allocation of a Gypsy and Traveller site at Langaton Lane within the East Devon Local Plan. While it is imperative that appropriate accommodation is provided for the Gypsy and Traveller community, the selection of this site presents significant concerns regarding its suitability. This response evaluates the proposal against national planning policy, equalities legislation, and best practice for Gypsy and Traveller site allocations. The numbers (e.g. points 10d, 13g, etc.) relate to the Government's policy paper 'Planning policy for traveller sites'

5.1. Planning Policy and Legal Framework The proposed allocation must be assessed in accordance with:

- The National Planning Policy Framework (NPPF);
- The Planning Policy for Traveller Sites (PPTS) (Updated December 2024);
- The Equality Act 2010;
- The Human Rights Act 1998;
- The East Devon Local Plan 2020-2042;
- The Broadclyst Neighbourhood Plan.

5.2. The Planning Policy for Traveller Sites (2024) requires local planning authorities to ensure that sites are sustainable, with access to education, healthcare, and other essential services. It also mandates that sites should not be located in areas subject to high levels of environmental harm, including excessive noise and pollution (PPTS, 2024, Policy B).

5.3. Site-Specific Concerns

5.3.1. Noise Pollution. The Langaton Lane site is in close proximity to both the M5 motorway and the Exeter to London Waterloo railway line, exposing it to severe noise pollution. The 2019 EDDC Planning Officer's report for an adjacent development (19/1950/MFUL) deemed this area unsuitable for standard residential development due to high noise levels. While mitigation measures such as triple glazing were proposed for permanent housing, these are not feasible for caravans or mobile homes, rendering the site unsuitable for Gypsy and Traveller accommodation. This aligns with material planning considerations for The Old Piggery (Point 13e), which highlights the severe noise impact of the location.

5.3.2. Accessibility and Infrastructure. Langaton Lane is a narrow, rural road with no through access and lacks adequate infrastructure to support further development. While the site is near major transport links, direct accessibility remains problematic. This contradicts the requirement under the PPTS (Policy B, 2024) for sites to be in sustainable locations with safe access to essential services.

Furthermore, Langaton Lane is a key pedestrian route and a no-through road, raising concerns about highway safety and accessibility (Point 13h). The sole access to the site is via a single-track lane that is prone to regular flooding, further exacerbating concerns about site viability. The road also includes a sharp turn, which may present difficulties for long vehicles, including those typically used by

the Gypsy and Traveller community. These factors significantly undermine the practicality and safety of the proposed allocation.

5.3.3. Emergency access. The site is located just south of the point where Langaton Lane is 'stopped up,' making it a no-through road. This raises additional concerns about emergency service access. The restricted access route, combined with the narrow lane and its flooding issues, could delay or prevent emergency vehicles from reaching the site in a timely manner. Ensuring safe and reliable emergency access is a fundamental requirement for any residential development, and this location fails to meet that standard.

5.3.4. Flood Risk. A significant portion of the site is on land susceptible to flooding. The National Planning Policy Framework (2023) states that new development should be directed away from flood-prone areas unless there are overriding sustainability benefits, which do not appear to exist in this case. The Old Piggery site assessment confirms that the site is located within Flood Zone 3, which may worsen with climate change, making it highly unsuitable for residential development (Points 10d, 13g).

5.3.5. Strain on Local Services. The proposed site lacks sufficient access to essential public services, including school places and healthcare provision. The Old Piggery site assessment notes that the availability of infrastructure and public services is a key material planning consideration under the NPPF and PPTS (Point 4j). The existing pressure on healthcare services, including doctors, dentists, and pharmacies, would be exacerbated by additional residential development on this site.

5.3.6. Environmental and Heritage Concerns. The site is located near the Country Park, an area designated for biodiversity and green infrastructure. The site assessment (Points 4k, 10e, 13d) highlights the potential environmental damage, loss of green space, and threats to local wildlife. The PPTS (Policy B, 2024) requires that Gypsy and Traveller sites be located in areas that do not harm biodiversity or the environment, making this allocation problematic.

5.4. Equality and Legal Considerations Under the Equality Act 2010. Gypsies and Travellers are recognised as a protected ethnic group. Allocating a site that is unsuitable for residential use due to environmental factors could be seen as discriminatory if alternative, more suitable sites exist. The Human Rights Act 1998 further protects rights to private and family life, which includes the right to a safe and habitable living environment.

The Planning Policy for Traveller Sites (PPTS, 2024) emphasises that local authorities must ensure fairness in site selection, ensuring that Gypsy and Traveller communities are not subjected to substandard living conditions compared to the settled population. The Old Piggery site assessment (Point 26) further supports this by noting that government policy states that Traveller site development should be strictly limited in open countryside, reinforcing the unsuitability of this allocation.

5.5. Chapter 5 Conclusion and Recommendations Given the severe environmental constraints, accessibility issues, and potential legal challenges, the Langaton Lane site

is unsuitable for Gypsy and Traveller accommodation. Instead, East Devon District Council should:

- 5.5.1. Reassess potential alternative sites that meet sustainability criteria.
- 5.5.2. Conduct a robust Equalities Impact Assessment (EqIA) to ensure compliance with the Equality Act 2010.
- 5.5.3. Engage in meaningful consultation with the Gypsy and Traveller community to identify more appropriate locations.

The Council must ensure that site allocation decisions are driven by sustainability, fairness, and legal compliance rather than expediency. A reconsideration of this allocation is essential to uphold both planning policy and the rights of the Gypsy and Traveller community.

6. Chapter 6: Clyst Valley Country Park

Introduction

The Cyst Valley Country Park (CVRP) is already afforded protection under Strategic Policy WS09 in the draft East Devon Local Plan, which states that development proposals within and adjacent to the CVRP must integrate green infrastructure and contribute to the park's objectives. Any schemes that do not support these objectives, or which frustrate their implementation, will be refused planning permission.

However, the policy could be strengthened in the following ways to provide more robust protection against inappropriate development:

6.1. Explicit Prohibition of Development

- Currently, WS09 requires development to contribute positively to the CVRP's objectives but does not impose an outright prohibition on certain types of development.
- A clearer presumption against major built development (except essential park-related infrastructure) should be introduced.

6.2. Stronger Landscape and Ecological Protection

- The policy could explicitly state that any development within the CVRP must demonstrate no net loss of biodiversity and comply with the Nature Recovery Network objectives.
- A requirement to deliver a Biodiversity Net Gain (BNG) of at least 20%, exceeding national minimums, would further deter speculative development.

6.3. Additional Planning Constraints

- The CVRP policy could mirror protections given to Areas of Outstanding Natural Beauty (AONBs), requiring a stricter planning test for development.
- Introduce a Strategic Visual Impact Assessment requirement for any new proposals to ensure landscape character is preserved.

6.4. Expansion of the Green Wedge Concept

- Linking the CVRP protections with Strategic Policy OL05: Green Wedges would prevent coalescence between settlements and further limit development pressures.

6.5. Formal Designation as a Protected Landscape

- Lobbying for the CVRP to be designated as a Local Green Space under the National Planning Policy Framework (NPPF) would provide statutory protection similar to Green Belt land.

6.6. Stronger Flood and Water Protection Measures

- The policy should require developments to:
 - Avoid areas at risk of flooding within the CVRP.
 - Improve natural flood defences and soil health.
 - Contribute to natural flood management rather than rely on built infrastructure.

6.7. Align with the Broadclyst Neighbourhood Plan

- The Broadclyst Neighbourhood Plan supports the CVRP by ensuring development in the area is low-impact and environmentally sensitive.
- Strengthening the local plan to explicitly defer to more restrictive neighbourhood plan policies where applicable would add an additional safeguard.

6.8. Chapter Six Conclusion

While the draft Local Plan acknowledges the significance of the Clyst Valley Country Park, explicit prohibitions, enhanced biodiversity requirements, and formal landscape protections would provide stronger assurances against inappropriate development. These measures would ensure the CVRP continues to be a vital environmental and recreational asset for the community.

7. Conclusion

Broadclyst Parish Council supports a Local Plan that fosters well-planned, sustainable development while protecting the unique rural character, heritage, and environmental assets of the parish. This representation highlights the need for proportional, infrastructure-led growth that aligns with the principles set out in the National Planning Policy Framework (NPPF) and the Broadclyst Neighbourhood Plan.

We strongly advocate for development policies that ensure infrastructure is delivered alongside housing, rather than in reaction to it. This includes adequate transport networks, education and healthcare facilities, and green spaces that enhance community well-being. Furthermore, affordability must remain a cornerstone of housing policy, with homes priced in accordance with local income levels to support community retention and social cohesion.

The proposed new community in the West End must be subject to robust scrutiny, with clear commitments to infrastructure, sustainability, and local engagement in its planning and delivery. Lessons learned from past large-scale developments, such as Cranbrook, should inform the design and governance of new settlements to prevent repeating previous shortcomings.

Broadclyst Parish Council urges East Devon District Council (EDDC) to ensure that development is truly sustainable—not only in environmental terms but also in its long-term social and economic viability. We call for stronger commitments to active travel, biodiversity protection, and high-quality design standards that reflect the distinctiveness of Broadclyst Parish.

Finally, meaningful dialogue between EDDC and Broadclyst Parish Council is essential to ensuring that local concerns are genuinely addressed. We reiterate the need for collaborative working to refine housing allocations, infrastructure delivery, and policy implementation, ensuring that the voices of local residents are at the heart of decision-making.

Broadclyst Parish Council remains committed to shaping a Local Plan that balances growth with sustainability, delivering a future where our parish continues to thrive while preserving the qualities that make it a special place to live and work.

Yours Faithfully,

AMS Hurren

Mrs Angie M Hurren BEM
BA(Hons), Fellow SLCC
Broadclyst Parish Council CEO and Responsible Finance Officer
24.03.2025