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Broadclyst Parish Council Planning, Environment, & Traffic Committee Meeting

There was a Planning, Environment, & Traffic Committee meeting of Broadclyst Parish Council on **Tuesday 23rd September 2025** at **19:00hrs** at Broadclyst Sports Pavilion, Holly Close, Broadclyst, EX5 3JB, for the purpose of transacting the following business:

Minutes (Draft)

P25/037 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair opened the meeting at 7pm. This was a blended format meeting, with members of public able to attend both in person and virtually via a published Teams link.
- ii. **Present:** Members present: Chairman Cllr Massey; Committee Members Cllrs Fernley, Gordon, Pepper, Rhodes, Taylor, Whitmarsh (for Cllr L Straw).
In attendance: Clerk; Assistant Clerk (NC).
Also present: 3 members of public; LNT Construction (Care Home design and build), Oyster Care (Care Home Operator); Eagle One (Care Home site landowner).
- iii. **Apologies:** the committee accepted apologies from Cllr L Straw.

P25/038 DISCLOSABLE PECUNIARY INTERESTS

Cllr Ed Rhodes declared an interest in application 25/0619/MOUT as an advisor to the Board of Trustees at Poltimore House.

P25/039 MINUTES

The Committee received the draft minutes of the Planning and Environment Committee meeting on 9th September 2025. Proposal: It was proposed by Cllr Taylor that the Committee accepts the draft Minutes as a correct record of the meeting. This was seconded by Cllr Fernley and majority vote to support (one abstention due to not being present). **RESOLVED.**

P25/040 PUBLIC SESSION

The Committee welcomed Care Home applicants who gave a verbal summary of their proposal, both in terms of planning and operation, including the types of care provision. Questions were raised and answered around evidence of need; mass/scaling and design; employment opportunities and numbers; access by the community to facilities, including cinema room, bistro, hair salon, and communal garden / social areas. The integration with the community was discussed, including local fetes, themed events, film showings, etc.

Members of public raised concerns around 25/0619/MOUT, also noting that the amendments were hard to identify on the planning portal. General concerns remain around the impact on the local infrastructure including roads, schools, and healthcare. It was also noted that the bus service into Exeter can take over an hour whereas a car journey is much

quicker, which does little to encourage active travel. Localised flooding, access to Hawkins, Road, and failure rate of young trees were also raised.

P25/041 PLANNING - APPLICATIONS FOR CONSIDERATION

- i. There were no Enforcements / Appeals / TPO updates to note.
- ii. Planning applications.

The committee received, considered and agreed the Council's comments to East Devon District Council (the Local Planning Authority) in respect of the planning applications below.

1. [25/1342/MFUL](#) 1 Jennings Gardens Tithebarn Exeter Devon EX1 4BL
Full planning permission for the construction of a 66 no. bed care home for older people with parking, access, landscaping and associated ground works.

The Committee considered the application. Proposal: It was proposed by Cllr Gordon that the Committee does not support the application as it is. This was seconded by Cllr Fernley and unanimously agreed. RESOLVED. Full representation in Appendix A.
2. [24/2399/MRES](#) Land North Of Old Tithebarn Lane Clyst Honiton Reserved matters application (access, appearance, landscaping, layout and scale) for the construction of 350 dwellings including affordable housing and associated site infrastructure. The proposal seeks the discharge of conditions 6, 7, 9, 12, 13, 20, 23, 24, 25, 36 and 37 of the Outline planning permission.

The Committee considered the application. Proposal: It was proposed by Cllr Taylor that the Committee does not support the application as it is. This was seconded by Cllr Pepper and unanimously agreed. RESOLVED. Full representation in Appendix B.

3. [25/1887/FUL](#) Orchard Mews Little Churchill Whimble, Exeter EX5 2PE. Installation of air source heat pump to rear southwest elevation at low level.

The Committee considered the application. Proposal: It was proposed by Cllr Taylor that the Committee support the application in line with Neighbourhood Plan policy DC2. This was seconded by Cllr Pepper and unanimously agreed. RESOLVED.

4. [25/0619/MOUT](#) Land At Park Farm (Phase 3) West Clyst (Amendments). These amendments relate to Amended and additional documents received 10/09/2025: Updated details relating to highways, flood risk and drainage, ecology, landscape impact and heritage.

The Committee considered the application. Proposal: It was proposed by Cllr Pepper that the Committee does not support the application as it is. This was seconded by Cllr Taylor and unanimously agreed. RESOLVED. Full representation in Appendix C.

P25/042 CLOSE OF MEETING

The meeting closed at 19:57hrs

Signed:

Print:

Dated

**ALL DOCUMENTS ARE AVAILABLE IN
LARGE PRINT BY REQUEST**

Appendix A:

Broadclyst Parish Council: Representation to East Devon District Council

Application Reference: 25/1342/MFUL

Proposal: Erection of a 66-bed care home for older people with associated access, parking, and landscaping

Location: Land South of Jennings Gardens, Redhayes, Exeter, EX1 4BL

Applicant: LNT Care Developments

Date: 23.09.2025

1. Policy Context and Principle of Development

The application site lies within the West End Development (W213) allocation and forms part of the outline consented masterplan for Tithebarn Green (12/1291/MOUT and 18/2799/MOUT). As part of that consent, the plot in question was specifically designated for a public house. This allocation was not incidental — it was intended to ensure that the expanding residential population would have access to local community facilities, helping to create a balanced, sustainable, and socially cohesive neighbourhood.

The proposed substitution of the public house with a private care home represents a significant departure from the original land use plan and undermines the strategic planning objectives for the West End. While a care home may be an appropriate land use in general, it does not perform the same social function. A public house offers inclusive, informal space for residents to gather, socialise, celebrate, and connect — acting as a community hub and supporting the kind of place-making that is essential in large-scale housing developments.

By contrast, a care home is a private, enclosed facility that offers no publicly accessible space and does not meet the community's need for shared amenities. Its introduction in place of the pub results in the loss of the only community-designated plot in this part of the development, with no alternative provision proposed.

This change is clearly addressed by the following policy tests:

- **East Devon Local Plan Policy RC6 – Local Community Facilities**

“Proposals that would result in the loss of land or premises used, or last used, for community purposes will not be permitted unless the continued use of the site for community purposes is no longer viable or an alternative facility of equal or better quality is available or will be provided in a suitable location.”

- **NPPF Paragraph 93(c)**

“Planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.”

In this case, no robust evidence of viability testing has been submitted, and no replacement community facility is proposed, meaning the application fails both local and national policy expectations.

2. Objection: Loss of Public House

Broadclyst Parish Council strongly objects to the change of use of this plot from its original, policy-backed designation as a public house to a private care home.

Key Concerns:

- **Community expectations and social need:** The public house was a long-promised and well-publicised element of the Tithebarn Green masterplan, intended to support a growing population by offering a place to meet, eat, host events, and foster local identity. No other leisure or hospitality venues have been delivered nearby.
- **Public disappointment:** Residents have expressed strong opposition to the loss of this facility. It represents not just the absence of a pub, but the loss of a key amenity meant to anchor the social fabric of the neighbourhood.
- **Insufficient marketing evidence:**
The submitted marketing letter (Appendix 1 of the Planning Statement) is inadequate. It lacks:
 - Details of advertising platforms used, pricing strategy, or target audience;
 - A record of sustained and active marketing over a meaningful time period;
 - Any effort to explore alternative community-led models or contact with local breweries or pub operators.

This falls short of the evidentiary standard expected under **Policy RC6**, which requires clear and robust justification that the community use is no longer viable.

- **No alternative provision:** The proposed care home permanently removes the only designated community-use plot in this part of the West End, with no replacement facility proposed. This leaves residents without a venue for socialising, gathering, or building community ties — contrary to the aims of the Local Plan.

Policy summary

The proposal results in the unjustified loss of a valued and strategically important community facility. It undermines the policy objectives of both the East Devon Local Plan and the National Planning Policy Framework, and diminishes the potential for creating a balanced, well-serviced neighbourhood at Tithebarn Green. Planning permission should not be granted unless this issue is addressed.

3. Amenity Impact

- The site is surrounded by new and emerging residential development.
- The Noise Assessment indicates internal and external noise levels will be acceptable with mitigation.
- The proposed scale (3-storeys) is broadly in keeping with surrounding buildings but should be softened through planting and high-quality boundary treatments.

4. Highway Safety and Transport

- Access from Jennings Gardens; 25 parking spaces (3 accessible, 6 EVCP) and 8 cycle spaces.
- The Travel Plan claims low transport impact, but the Council remains concerned that:
 - Staff parking provision is limited and may not support shift overlaps.
 - The Travel Plan lacks binding targets or review mechanisms.
 - Active travel provision is weak with limited cycle parking, although it is noted the site offers excellent connectivity to the local cycling network.

BNP Policy T1 requires development to actively support walking and cycling. This scheme falls short.

5. Environmental and Drainage Considerations

- Revised Drainage Strategy includes attenuation and flow control, but:
 - LLFA concerns over infiltration testing and runoff calculations remain.
 - Site-specific constraints (low permeability, steep gradients) challenge SuDS performance.

Recommendation: Final drainage scheme should be conditioned and require LLFA approval prior to commencement.

6. Design and Character

- Standard LNT care home model is efficient but lacks local distinctiveness.
- BNP Policy D1 expects buildings to respond positively to local character and materials.
- Retention of boundary hedgerow is welcomed, but additional planting and variation in materials are needed.

7. Infrastructure and Community Services

- The applicant identifies a growing local elderly population and a shortage of care beds, supported by demographics in the Planning Statement.
- However, no evidence of engagement with NHS Devon or local adult social care commissioners has been provided to ensure local alignment.
- This raises concern over integration with local care strategies.

8. Climate Change and Sustainability

- Positive elements include all-electric energy strategy (air source heat pumps), LED lighting, and fabric-first design.
- No gas proposed.
- However:
 - No commitment to BREEAM, HQM, or independent verification of sustainability claims.

9. Infrastructure and Strategic Alignment

- The Planning Statement identifies a growing need for older people's accommodation, which is supported in principle.
- However, no evidence of consultation with NHS Devon, adult social care commissioners, or the Clinical Commissioning Group has been provided.

Recommendation: Development should be aligned with local health and care commissioning strategies to ensure integration into the wider care network.

10. Conclusion and Recommendation

Broadclyst Parish Council objects to the application in its current form on the following grounds:

1. Loss of Community Facility

- The public house was an integral part of the approved masterplan and the only site allocated for a community facility within this part of the West End development.
- Its removal represents a material departure from the approved land use framework and undermines the creation of a balanced and inclusive neighbourhood.
- The applicant has failed to demonstrate that a public house is no longer viable and has not proposed any alternative community facility in its place.

- A private care home, while delivering some employment, does not provide any community-facing amenity or accessible social space.

2. Inadequate Transport and Travel Planning

- Staff parking is insufficient.
- Travel Plan lacks substance.
- No serious effort to promote active travel.

3. Weak Design Quality

- The building does not reflect local design traditions or character, contrary to BNP Policy D1.

4. Lack of Local Engagement

- No evidence that the development aligns with NHS or Devon County Council care commissioning plans.

The Council Requests the Following Actions Before Reconsideration:

- Commission an independent review of marketing evidence for the public house.
- Strengthen active travel measures and travel plan commitments.
- Improve architectural response to local character.

Submitted by:

Broadclyst Parish Council

Date: 25.09.2025

Minute Ref: P25/041-1

Appendix B: 24/2399/MFUL Tithebarn Green Phases 4 & 5

Planning Representation on Application Ref: 24/2399/MRES Tithebarn Green Phases 4 & 5 (Persimmon Homes) Broadclyst Parish Council – Response to Amended Proposals and Outstanding Issues

1. Introduction and Context

Broadclyst Parish Council submits this representation in response to the amended Reserved Matters application for Phases 4 and 5 of the Tithebarn Green development (Ref: 24/2399/MRES). The Council acknowledges some improvements made in the revised submission, including better public transport infrastructure and limited increases in visitor parking. However, we remain concerned that several key matters remain unresolved, including landscaping inconsistencies, pedestrian and cyclist safety, insufficient integration with the surrounding landscape, and construction management practices.

This representation incorporates:

- Technical assessment against the Broadclyst Neighbourhood Plan (BNP), East Devon Local Plan (EDLP), and National Planning Policy Framework (NPPF);
- Issues raised by local residents;
- Constructive recommendations for mitigation and improved compliance.

2. Positive Amendments Noted

- Introduction of a sheltered bus stop near the Eastern Square.
- Raised tables added to the Mosshayne Lane junction and adjacent to the LEAP, supporting traffic calming.
- Modifications to the Eastern Square are more in keeping with the Outline Approval.
- Three benches are now included within the Eastern Square.

Policy Support:

- **NPPF §112, EDLP Strategy 5B, BNP T1, T4** – Support for sustainable transport and inclusive design.
- **BNP DC2, GI1** – Public realm improvements aligned with local character.

3. Landscaping and Visual Integration

Key Concerns:

- **Inconsistencies** between the landscape and layout plans regarding the number and position of trees (e.g., Eastern Square, LEAP).
- Removal of spine road trees in Phase 5, leading to a hard urban edge.
- Attenuation ponds appear more engineered and less integrated than previous versions.
- Swales shown with permanent standing water and unclear drainage strategies.

Policy Alignment:

- **BNP NE1, NE3, NE5** – Requires high-quality green infrastructure and landscaping.
- **EDLP Strategy 10, D1, NPPF §120–125** – Local distinctiveness and sustainable drainage.

Recommendations:

- Harmonise landscape and site layout plans.
- Reintroduce trees along the spine road, especially at either end of swales.
- Ensure attenuation ponds use naturalistic design with planting and footpath integration.
- Clarify swale functionality and adoptable drainage infrastructure.

4. Public Realm, Bins and Furniture

Key Concerns:

- No litter or dog bin placement schedule provided despite extensive footpath and POS network.
- Limited street furniture in Phase 4 POS.
- Absence of interpretation boards in areas of archaeological significance.
- Lack of wayfinding signage for future active travel connections (e.g., Cranbrook, Clyst Honiton).

Policy Alignment:

- **BNP DC2, CF3, T5** – High-quality public spaces with educational and practical infrastructure.

Recommendations:

- Include litter and dog waste bins at key locations.
- Provide interpretation boards in archaeologically sensitive areas.
- Add wayfinding signage at Mill Lane, Mosshayne Lane, and POS nodes.

5. Pedestrian Safety and Streetscene Quality

Key Concerns:

- Several roads (notably near the bus stop in Phase 5 and Phase 4 southwest corner) lack dedicated footways or verges.
- Over-engineered bends and narrow planting strips result in vehicle-dominated character.
- Minimal or no front gardens, reducing green edge and visual appeal.
- Use of tarmac instead of self-binding gravel for SuDS pathways undermines rural edge character.

Policy Alignment:

- **BNP DC2, DC3, NPPF §110–112** – Ensure safe and attractive places for pedestrians.

Recommendations:

- Introduce continuous footways or shared surfaces with clear pedestrian priority.
- Enlarge and plant green buffers or verges.
- Replace tarmac with permeable, naturalistic surfacing for edge areas.

6. Cycle Infrastructure and Crossing Design

Key Concerns:

- No clear **crossing point for Mill Lane (Broadclyst Footpath 63)** or for **Footpath 65 at Mosshayne Lane**.
- Cycle priority at spine road junctions is unclear; risk of non-compliance with recent **Highway Code changes**.
- **Visibility splays** shown assume motorist priority over pedestrian/cycle crossovers.
- No plan for bollards or control on Mosshayne Lane to prevent unauthorised vehicular use.

Policy Alignment:

- **BNP T4, T5, NPPF §104–112** – Prioritise safe and coherent active travel networks.

Recommendations:

- Clearly mark cycle/pedestrian priority at all junctions.
- Redesign junctions with set-backs for safe crossing.
- Implement bollards/signage to protect downgraded routes.

7. Local Equipped Area for Play (LEAP)

Key Concerns:

- No detailed design submission for LEAP.
- Concern over over-engineered embankments and unintegrated structures (as seen at Ashworth Place).

Policy Alignment:

- **BNP CF3, GI1** – LEAPs should be engaging, accessible, and well-integrated into the site.

Recommendations:

- Submit a plan showing the defined location, area and levels of the LEAP.
- Secure a planning condition requiring that the final LEAP design is subject to community consultation and/or a design tender process, encouraging child-led play provision informed by local input.
- Avoid engineered embankments and promote natural play features integrated with the surrounding landscape.

8. Construction Traffic and Early Lorry Movements

Key Concerns:

- Residents report construction lorries for Phase 3 entering **Hutchings Drive before 08:00**, causing nuisance and being in potential breach of the amenity expectations set out in the CEMP. To prevent reoccurrence in phases 4&5, a tighter CEMP with enforcement is proposed.

Policy Alignment:

- **BNP DC3, NPPF §113, §114, §118** – Protect amenity during construction.

Recommendations:

- Amend the Construction and Environmental Management Plan (CEMP) to:
 - Prohibit HGVs from entering or idling on Hutchings Drive/Stone Barton Road before 07:55.
 - Identify and use an off-site holding area for early arrivals.
 - Require signage and monitoring by site management.
 - Ensure complaints hotline is active and contact details shared with residents.

9. Summary and Conclusion

While Broadclyst Parish Council recognises improvements in some design aspects, we remain concerned that the revised proposals for Phases 4 and 5 of Tithebarn Green fall short of full compliance with the Broadclyst Neighbourhood Plan and wider local and national policy.

We request that EDDC works with the applicant to address the identified shortcomings by securing revisions through updated plans, conditions, and Section 106 obligations as part of any Reserved Matters approval.

Submitted by:

Broadclyst Parish Council

Date: 24.09.2025

Minute Ref: P25/041-2

Appendix C:

25/0619/MOUT Land At Park Farm (Phase 3) West Clyst (Amendments)

Broadclyst Parish Council: 25/0619/MOUT (Old Park 3) agreed representation.

Date of Submission: 24.09.25

1. Introduction and Context

Broadclyst Parish Council submits this representation in response to the amended proposals for planning application 25/0619/MOUT (Old Park 3).

While the Council maintains significant concerns regarding the suitability of the site, particularly due to its location within the Clyst Valley Regional Park and its proximity to Poltimore House (a non-designated heritage asset), it recognises:

- The national policy context prioritising new housing delivery under the new government.
- The current lack of a 5-year housing land supply (5YHLS) in East Devon, triggering the "tilted balance" (NPPF §11d).

Accordingly, this representation:

- Identifies remaining areas of policy non-compliance;
- Summarises key outstanding planning concerns;
- Presents mitigation measures and planning obligations that could make the proposal more acceptable in planning terms.

2. Key Planning Concerns and Mitigation Measures**2.1. Strategic Allocation and Landscape Impact****2.1.1. Issues:**

- Site lies within the Clyst Valley Regional Park and is not allocated in the current or emerging Local Plan.
- Adverse impact on the landscape setting and tranquillity of Poltimore House.

2.1.2. Relevant Policies:

BNP DH1, DH3, NE5; EDLP Strategy 10, EN9; NPPF §§199–202

2.1.3. Mitigation Measures:

- Secure a permanent landscape buffer zone (e.g. native woodland) to shield Poltimore House.
- Require a Heritage Impact Mitigation Plan, agreed with Historic England and EDDC.
- Provide interpretative signage and public access routes connecting the development to the heritage environment.

2.2. Flooding and Drainage**2.2.1. Issues:**

- Localised flooding on Hawkins Road remains a concern.
- SuDS proposals are improved but not proven to mitigate real-world risk.

2.2.2. Relevant Policies:

BNP DC3, NE7; EDLP Strategies 3 & 5; NPPF §167

2.2.3. Mitigation Measures:

- Implement a local flood betterment scheme for Hawkins Road, with public consultation.

- Deliver SuDS exceedance flow mapping and performance monitoring at Reserved Matters stage.
- Include swales and bunds to reduce downstream flood risk.

2.3. Highways and Connectivity

2.3.1. Issues:

- The eastern end of Hawkins Road remains narrow and unsafe.
- While Old Park 3 is immediately adjacent to Old Park 2 and natural pedestrian/cycle movement between the two sites is expected, the application does not formally secure **safe, designed, and lit connections**.
- Without enforceable agreements, there is a risk of poor-quality or informal desire lines instead of proper active travel routes.

2.3.2. Relevant Policies:

BNP T1, T4, T5; EDLP Strategy 5B; NPPF §§104, 110–112

2.3.3. Mitigation Measures:

- Secure a dedicated, lit pedestrian/cycle route linking Old Park 3 and Old Park 2 through legal agreement or conditions.
- Provide financial contributions to off-site active travel infrastructure, including the Clyst Valley Trail.
- Enhance Travel Plan with:
 - E-bike subsidies
 - Local car club
 - Real-time public transport information points

2.4. Heritage Impact (Poltimore House)

2.4.1. Issues:

- Subjective assessment of “no harm” underplays landscape intrusion and experiential harm.

2.4.2. Relevant Policies:

BNP DH1, DH3; EDLP EN9; NPPF §202

2.4.3. Mitigation Measures:

- Deliver mitigation through the Heritage Impact Mitigation Plan and visual screening.
- Incorporate conservation-led public engagement features to reinforce the area's historical value.

2.5. Green Infrastructure and Tree Stewardship

2.5.1. Issues:

- No binding management for tree planting/open space, risking neglect (as seen at Old Park 2).

2.5.2. Relevant Policies:

BNP NE1, NE3, NE5; EDLP Strategy 10, D1; NPPF §174

2.5.3. Mitigation Measures:

- Secure a Landscape and Green Infrastructure Stewardship Plan via s106:
 - Appoint a managing body (e.g. CVRP or Trust).
 - Include 20-year maintenance funding.
 - Plant trees outside residential curtilage.
 - Confirm biodiversity net gain additionality.

2.6. Community Infrastructure (Healthcare and Education)

2.6.1. Issues:

- No evidence of engagement with NHS or education providers.

2.6.2. Relevant Policies:

BNP CF2; EDLP Strategy 4; NPPF §§8, 95

2.6.3. Mitigation Measures:

- Confirm local health and school place capacity with statutory providers.
- Secure s106 or CIL contributions for:
 - Local GP expansion.
 - Classroom provision or school transport.

2.7. Climate Change and Sustainability

2.7.1. Issues:

- Limited commitments to energy standards or carbon reduction.

2.7.2. Relevant Policies:

BNP DC1, DC5; EDLP EN6; NPPF Chapter 14

2.7.3. Mitigation Measures:

- All dwellings to meet Future Homes Standard or equivalent.
- Secure installation of:
 - Solar PV panels
 - EV charge points
 - Low-carbon heating (e.g. air-source heat pumps)

2.8. Affordable Housing and Local Needs

2.8.1. Issues:

- No secured mix or local connection requirement for affordable housing.

2.8.2. Relevant Policies:

BNP H4, H5; EDLP Strategy 4; NPPF §§60–62

2.8.3. Mitigation Measures:

- Secure minimum 25% affordable housing across tenures.
- Apply local connection cascade policy.
- Ensure tenure-blind design and even distribution across the site.

3. Summary Table

Theme	Resolved?	Key Issues Remaining / Mitigation Required
Strategic Allocation / Landscape	No	Unallocated site; experiential harm to heritage and landscape
Drainage & Flooding	Partially	Technical improvements, but Hawkins Road issues remain unresolved
Highways and Access	No	Natural adjacency to Old Park 2 noted, but no formally secured, safe, and lit pedestrian/cycle connections. Hawkins Road remains unsafe (OPF2 design issue that can be rectified through OPF3 should it be consented)
Heritage Impact	No	"No harm" claims underestimate real impact on Poltimore House setting
Tree Management / Green Infrastructure	Partially	No secured long-term stewardship mechanisms
Active Travel / Sustainability	No	Travel Plan lacks ambition and enforceability
Community Infrastructure	No	No evidence of direct engagement with NHS or education authorities
Sustainability / Energy Standards	No	No binding commitment to Future Homes Standard or low-carbon infrastructure, contrary to NPPF Chapter 14, EDLP EN6, and BNP DC1/DC5
Affordable Housing & Local Needs	No	No secured affordable housing mix or local priority, contrary to NPPF §§60–62, EDLP Strategy 4, and BNP H4/H5

4. Conclusion and Council Position

Broadclyst Parish Council maintains its objection to the proposed development at Old Park 3 in its current form due to unresolved conflicts with the Broadclyst Neighbourhood Plan, the East Devon Local Plan, and the National Planning Policy Framework.

However, we recognise the national imperative to deliver housing and the potential for this application to be approved by EDDC or allowed at appeal under the tilted balance.

In that event, the Council is clear that the development must not proceed without the following minimum safeguards, secured by legally binding conditions and s106 obligations:

1. **Pedestrian/cycle connectivity** – a lit, safe, and enforceable route linking Old Park 3 to Old Park 2, and financial contributions to wider active travel routes.
2. **Heritage protection** – a permanent landscape buffer and Heritage Impact Mitigation Plan for the setting of Poltimore House.
3. **Flood betterment** – a Hawkins Road flood mitigation scheme, with exceedance flow mapping and monitoring.
4. **Green infrastructure stewardship** – a 20-year funded plan for tree planting and open space management, with a responsible management body identified.
5. **Community infrastructure** – confirmed NHS and education mitigation contributions.
6. **Sustainability standards** – secured delivery of Future Homes Standard (or equivalent), EV charging, solar PV, and low-carbon heating.
7. **Affordable housing** – minimum 25% provision, with local connection priority and tenure-blind distribution.

Without these safeguards, the development risks repeating the well-documented failings of Old Park 2: inadequate infrastructure, unmanaged green spaces, unsafe travel routes, and long-term harm to landscape and community.

Should the authority be minded to approve, or if consent is allowed at appeal, the above measures must be secured through Section 106 agreements and enforceable planning conditions, not left to the uncertainty of discretionary CIL allocations. Only by legally binding obligations can the development be made policy-compliant and deliver long-term benefit to the community.

Thank you.

Submitted by:

Broadclyst Parish Council

Date: 25.09.2025

Minute Ref: P25/041-4