



19, New Buildings  
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Exeter  
EX5 3EX  
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## **Broadclyst Parish Council Planning, Environment and Traffic Committee Meeting**

There was a Planning, Environment and Traffic Committee meeting of Broadclyst Parish Council which was held on **Tuesday 23<sup>rd</sup> June 2026** at **19:30hrs** at Broadclyst Sports Pavilion, Holly Close, Broadclyst, EX5 3JB, for the purpose of transacting the following business:

### **Minutes (Draft)**

#### **P26/042 OPEN MEETING; ATTENDANCE RECORD**

- i. The Chair opened the meeting at 19:30hrs.
- ii. **Present:** to record Members present Cllr Massey (Chair), Cllrs Boyles, Fernley, Gordon, Taylor. Cllr Rhodes arrived 19:33pm  
In attendance: Angie Hurren, Clerk; Natasha Curwood Assistant Clerk.
- iii. **Apologies:** The committee accepted apologies from Cllr Pepper.

#### **P26/043 DISCLOSABLE PECUNIARY INTERESTS**

There were no new DPLs; Cllr Fernley declared a personal interest in planning application 26/0920/FUL.

#### **P26/044 MINUTES**

The Committee received the draft minutes of the Planning, Environment and Traffic Committee meeting on 19<sup>th</sup> May 2026.

PROPSOED: It was proposed by Cllr Taylor to accept the draft Minutes as a correct record. This was seconded by Cllr Gordon and unanimously agreed. **RESOLVED.**

#### **P26/045 PUBLIC SESSION**

There were no public questions.

#### **P26/046 PLANNING - APPLICATIONS FOR CONSIDERATION**

- i. There are no new enforcements or appeals to update the record.
- ii. **Recent decisions**  
There were no reports on recent decisions in June 2026.
- iii. **Tree Preservation Order**  
There were no new tree Preservation Orders to add to the record.
- iv. Planning applications.

The committee considered the following planning applications in Broadclyst Parish that have been published for consultation and to agree the Council's response in line with the Broadclyst Neighbourhood Plan.

**26/0882/LBC** 1 Loxbrook Barn Broadclyst Exeter EX5 3BN. Proposed conversion of the existing lean-to barn to form a single storey rear extension including creation of doorway from window; re-location of air source heat pump, construction of new path and new gate to be inserted into fence.

c defer to the Listed Building application to the Conservation officers. This was seconded by Cllr Taylor and unanimously agreed. **RESOLVED.**

**26/0920/FUL** Land At Langaton Lane Exeter EX1 3TX

Sub division of existing shooting range land to create new office building.

Broadclyst Parish Council does not consider the application, as currently submitted, to be acceptable for determination, given the unresolved matters set out above and in particular the absence of confirmed hours of use and a lighting strategy, the unconfirmed highway safety position, the unsecured offsite biodiversity unit allocation, and the incomplete description of the foul drainage arrangements in the Design and Access Statement.

The Council would not wish to maintain its objection were the Local Planning Authority satisfied, and able to confirm, that:

- a fixed hours-of-use condition and full lighting strategy are secured;
- the Highways Authority has assessed and is content with the access and the character of Langaton Lane;
- a specific, secured offsite biodiversity unit allocation has been confirmed prior to commencement;
- and the foul drainage discharge route has been confirmed as acceptable by the relevant drainage and environmental consultees.

The Council would welcome the opportunity to comment further should revised information be submitted.

**PROPOSAL:** The committee considered the application. It was proposed by Cllr Taylor to not support as it stands. This was seconded by Cllr Boyles. Majority vote with 1 abstention. **RESOLVED.**

#### **P26/047 NEIGHBOURHOOD PLAN MONITORING SCHEDULED WORK**

In accordance with the agreed review schedule:

The committee reviewed the policies in the Community Facilities and Services (Policies CF1 and CF2) section (pages 31 - 45) of the Broadclyst Neighbourhood Plan, and considered whether they are aligned with current needs and delivery and to consider whether there are any minor updates required to reflect policy-performance in recent applications and any gaps that have been identified.

The committee received the Neighbourhood Plan review report for Policies CF1 and CF2 (Appendix A).

**PROPOSAL:** It was proposed by Cllr Massey to accept the report and recommendations. This was seconded by Cllr Gordon with all in favour. **RESOLVED.**

#### **P26/048 TRAFFIC MATTERS**

To committee did not receive any updates.

**P26/049 CLOSE OF MEETING**

The meeting closed at 19:55hrs

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

### **Appendix A**

**Broadclyst Parish Council:** Planning Committee Report

**Subject:** Neighbourhood Plan Review 2026 — Policies CF1 and CF2

**Prepared by:** Clerk to the Council

**Date:** 23 June 2026

#### **1. Purpose**

To confirm the outcome of a legislative alignment check on Policies CF1 (Community Sports Hub) and CF2 (New and Enhanced Sport, Recreation and Community Facilities) of the Broadclyst Neighbourhood Plan (made July 2023), as part of the Council's wider 2026 review of all Neighbourhood Plan policies.

#### **2. Recommendation**

That Committee notes the alignment check below and resolves:

- i. that no change is required to the policy intent of CF1 or CF2;
- ii. that the amended wording at Section 5 be adopted for CF1 to reflect the mandatory biodiversity net gain regime; and
- iii. that the minor consistency points at Section 4.3 be picked up for CF2 as/when the policies are next formally drafted.

#### **3. Background**

Council has resolved to review all Neighbourhood Plan policies during 2026, so that a revised Plan is ready for prompt submission once the emerging East Devon Local Plan is adopted. As part of that programme, CF1 and CF2 have been checked against legislative and policy change since the Plan was made.

#### **4. Findings**

##### **4.1 Basic conditions test (national change)**

Section 99 of the Levelling-up and Regeneration Act 2023, in force from 25 March 2026, replaced the basic condition that a neighbourhood plan be in general conformity with the strategic policies of the development plan with a new condition: that the plan must not result in less housing being delivered than if it were not made. As neither CF1 nor CF2 concerns housing numbers or housing site allocations, this change has no bearing on either policy's continued soundness. No action required.

##### **4.2 CF1 — Community Sports Hub**

- Biodiversity Net Gain became mandatory after the Plan was made (Environment Act 2021, in force February/April 2024). Recommend checking the landscaping and

drainage requirements still support a 10% BNG calculation, not just generic biodiversity gain wording.

- No other legislative change identified affecting the site allocation, design requirements, or evidence base.

#### **4.3 CF2 — New and Enhanced Sport, Recreation and Community Facilities**

- Confirm the cross-reference to Policy T3 (parking) remains correct if T3 is amended elsewhere in the council's review.
- Check criteria wording remains consistent with NPPF (December 2024) provisions on open space, sport and recreation.

#### **5. Recommended Amended Wording: CF1 (Biodiversity Net Gain)**

The following amendments are suggested to bring CF1 into line with the mandatory biodiversity net gain (BNG) regime introduced after the Plan was made (Environment Act 2021; Town and Country Planning (Biodiversity Gain) Regulations 2024). They are drafted as minimal, targeted insertions rather than a rewrite of the policy.

##### **5.1 Requirement 3 (car park) amend closing phrase**

*Current: "...to provide shade and enhance the appearance of buildings, sports pitch and onsite net biodiversity gain."*

**Suggested: "...to provide shade and enhance the appearance of buildings and sports pitch, and to contribute towards the biodiversity net gain required under Requirement 9 below."**

**Rationale:** the current wording conflates tree planting with biodiversity net gain as if planting trees automatically satisfies it. BNG is a calculated metric outcome, not a design feature. Decoupling the two avoids a developer arguing the tree requirement is their BNG compliance.

##### **5.2 New Requirement 9 (insert after existing list)**

**"9. The proposal should achieve a measurable biodiversity net gain of at least 10% (or such other percentage as may then be required by law), calculated using the statutory biodiversity metric in force at the time of application, and secured by planning condition or planning obligation. Habitat creation and enhancement should be maintained in accordance with an approved Habitat Management and Monitoring Plan for a minimum period of 30 years."**

**Rationale:** this ties the policy to the actual statutory mechanism, rather than leaving "biodiversity gain" as an undefined aspiration that predates the regime.

##### **5.3 Justification text: additional sentence**

Suggested addition after the existing justification for Requirement 3:

**"Biodiversity net gain became a mandatory requirement for qualifying development under the Environment Act 2021 shortly after this Plan was made; this requirement ensures CF1 reflects that statutory position."**

This keeps the audit trail clear for the examiner, showing the amendment responds to a specific legislative change rather than a discretionary policy shift, relevant to how the modification relates to the basic conditions process.

## 6. Conclusion

The policy intent of CF1 and CF2 remains sound and requires no substantive amendment. The BNG wording at Section 5 above is recommended for CF1, together with the minor consistency points (T3 cross-reference and NPPF wording) in CF2, when the policies are next formally drafted for submission.

### Summary of changes

#### Policy CF1 Intent

To allocate land for a Community Sports Hub that provides a range of activities and services for members of the community.

#### Policy CF1. Community Sports Hub

Land identified in Figures 16 and 17 is allocated for a Community Sports Hub development to include the following:

- An All-Weather Floodlit Pitch Field of Play (minimum size 110m x 65m\*)
- A Community Building (minimum size 200 sq. metres\*)
- A Secure Storage Building (minimum size 18m x 3m\*)
- A Treed Car Park (minimum size 55m x 22m\*)

Proposals should meet the following site-specific requirements:

1. Provision of an artificial grass pitch hockey plus surface or an equivalent surface that provides at least the same range of sporting activities;
2. Any external lighting required should minimise light pollution and with floodlighting times not extending beyond 22:00 and beyond the duration of training and pitch use;
3. The provision of a car park to allow for movement, turning and designated parking for coaches, minibuses, bicycles, cars and the availability of electric charging points. The car park provided should include trees (one tree per every 7 parking spaces) to provide shade and enhance the appearance of buildings **and sports pitch, and to contribute towards the biodiversity net gain required under Requirement 9 below.** The planting and materials used should integrate with sustainable urban drainage components;
4. The community building should include changing rooms, toilets, kitchen, social/café space, storage space and rooms for meetings, fitness/training area and offices (to include a Parish Council office);
5. The provision of pedestrian and cycle access to the site, which should include safe crossing with lights on the B3181 and an extension of the existing pavement from the bus stop and Dog Village;
6. Land for the provision of a public path to the Broadclyst Community Farm (labelled Heathfield Farm in Fig 16) should be safeguarded for future access;
7. The delivery of the landscaping provisions (as indicated in Figures 17 and 18) should include the southern hedge boundary and part of the copse to be enhanced and protected, and a 2m new planted area along the school boundary except where access is required;
8. Where it is practicable to do so, the scheme should utilise roofs of the new buildings for the generation of on-site renewable energy;

9. **[NEW] The proposal should achieve a measurable biodiversity net gain of at least 10% (or such other percentage as may then be required by law), calculated using the statutory biodiversity metric in force at the time of application, and secured by planning condition or planning obligation. Habitat creation and enhancement should be maintained in accordance with an approved Habitat Management and Monitoring Plan for a minimum period of 30 years.**

Signed:

Print:

Date: