

**BISHOPS CLYST**

**PARISH PLAN**

**and**

**DESIGN STATEMENT**





## **The Parish**

Bishops Clyst consists of two separate entities in the villages of Clyst St. Mary and Sowton and is a combination of the two Parishes. The two areas were merged in 1976 as the Parish Boundaries run down the middle of the road in Clyst St. Mary Village, thus part of the village is in Clyst St. Mary with the remainder being in Sowton. Most of the plan deals with Clyst St. Mary itself.

Sowton Village is at least a mile to the North as the crow flies and is a Conservation Area. It does not have a school and being in a “cul de sac” has few parking problems.

Other features of the area are the Cat and Fiddle Residential Park and the Westpoint Showground.

The Parish has an estimated population of around 1 200 persons.

Clyst St. Mary is noted for its involvement in the Prayer Book Rebellion of 1549 and for its Bridge, which was erected in the 12<sup>th</sup> Century and is the oldest surviving bridge in Devon.



## The Geology of Clyst St Mary

The red rocks of Devon, of which the red sands around Clyst St Mary form part, were laid down some 250-260 million years ago in the Permian geological period. Then, part of the earth's crust which now underlies Great Britain was much further to the south, about 5° north of the equator, forming part of a vast southern continent with a desert climate. A low range of mountains to the west was underlain by granite which is now Dartmoor. Huge fans of rock debris spread out along the edges of the mountains assisted by flash floods from tropical storms. Some of this debris forms the Heavitree Stone used for building in and around Exeter since Roman times and for Clyst St. Mary Bridge, the Church Tower, houses and cottages in Clyst St Mary. Red Lodge is a notable example.

Later, a belt of desert sand dunes developed to the east of the eroded mountains. These soft sandstone rocks are called Dawlish Sandstone after the cliffs east of Dawlish. They extend inland along the Exe estuary through Topsham and Clyst St Mary to Brampford Speke. These sands are recognised by the layering and rounding of the sand grains which can be matched with modern desert sand dunes. Dawlish sand is seen in the old sand pit at Clyst St Mary and on the corner of the upper village car park. There are gravelly layers in the sand including granite fragments, which show that rain storms caused rocky debris to be washed into the area of the dunes and that the Dartmoor granite was being worn away. In Bishops Court sand pit it is possible to work out from which direction the wind was blowing. The sand is quarried as it makes very good mortar sand.

The long period of time following the Dawlish Sands is represented by the rocks forming the 'Jurassic Coast' from Exmouth to Weymouth and beyond. This brings us to the Pleistocene Period, the time of the ice age, up to two million years ago. The advance and retreat of the ice sheets caused major changes in sea level. During the retreat periods the climate was warmer and sea levels were higher than now. The Exe and Clyst valleys were flooded and tidal beyond Exeter and Clyst St Mary. The extent of these high levels can be seen around the village. The oldest and highest level formed the pebbly gravel layer on the corner of the sand pit nearest the village hall and covers part of the play area. A lower level forms the stiff clay layer on Winslade Park Estate and the allotments. The lowest gravelly level, from about 125,000 years ago, covers the fields beside and east of the mill leat north of the old mill. Traces of gravel are in the leat banks. The lowest could indicate the possible height of sea level in the event of major global warming.

The area of much of Clyst St Mary Sand Pit is recorded as a County Geological Site because of its geological interest and valuable educational value.



**The Architecture**

**Clyst St. Mary** has a mixture of architectural styles. A large part of the Village Street has several listed buildings and cottages of the C19th many having long, narrow gardens. The School is C19th and later. There are a few C20th houses including Manor Park. By the Old Bridge is a row of late C20th houses, a barn conversion and a modern detached house. These are faced by C19th cottages and the Half Moon Inn.

Along Frog Lane is a row of late C19th cottages faced by late C20th bungalows, a C19th farmhouse, a row of farm workers cottages, more late C20th houses and the C17th Newhouse Farm building at the edge of the village. The window styles all reflect the ages of the buildings.

On the southern side of Sidmouth Road is a large C20th development of detached houses and bungalows known as Winslade Park. Large, picture windows predominate and the roads all have wide grass verges.

The largest feature outside the village is the Cat and Fiddle Residential Park which consists entirely of modern “mobile homes.”

**Sowton** largely spreads along one street. The approach is dominated by listed farmhouses and their associated farm buildings. Between them and the main village is a group of modern bungalows. To the south of an apparent cross roads lies the main village which is a Conservation Area. The village consists of a large number of listed buildings, the old school - now used as the Village Hall - and the Church. A group of large, modern houses lie back from the road next to the hall

To the west of the cross roads are a group of late C20th bungalows.

All the properties display the window styles associated with their time of building.



## Listed Buildings in Bishops Clyst.

There are **three Grade I Listed Properties**, all three being in the parish of Sowton and a large number of Grade II Listed Buildings in both parishes. These are:

**The Old Bridge**, an Ancient Monument, west of Clyst St. Mary Village and until 1968, the main Dorchester to Exeter road, once the main road from London to Exeter. A causeway over the floodplain to the bridge over the River Clyst dating from at least 1238 and probably the oldest surviving bridge in Devon. Altered over the years, the site of at least two battles, in 1455 in the Wars of the Roses and in 1549 in the Prayer Book Rebellion.

**Bishop's Court** was the Palace of the Bishops of Exeter from the mid C13th until 1546 when Bishop Veysey granted the estate to John Russell, 1st Earl of Bedford. Parts of the C13th and C16th alterations survive though the House was rebuilt in the 1800's. Inside is a C13th Chapel.

In the grounds is a Tithe Barn of early C14th construction with middle cruck roofing. The Stable block is early C16th with C20th alterations.

**The Church of St. Michael and All Angels, Sowton Village** has a C16th arcade; otherwise dates from alterations by John Hayward in 1844-5. Some of the roof bosses are probably medieval.

**Grade II Listed Buildings.** There are four sets of property in Clyst St. Mary Village with several others on the outskirts. All have been much altered over the years. They are:

**The Maltsters Arms & 1, 2 and 3 Craig's Cottages** are all of C16th construction.

**28, 29 and Myrtle Cottage**, a row of cottages and a C19th remodelling of an earlier building.

**White Lodge and Red Lodge** on the South side of Sidmouth Road are former lodges to Winslade Park and were built in early and mid C19th.

**Grindle House** was once Clyst St. Mary's Rectory and now part of Friends Provident complex. Its age is uncertain but thought to be mid C18th. It was carefully restored when purchased by the then London and Manchester Assurance.

**Clyst St. Mary Church** at the end of Church Lane and now surrounded by the Friends Provident complex. The original building dates from the late C13th with C15th and C19th extensions. Unusually the altar is at the North end. All the windows are C19th with three by Lavers, Barraud and Westlake

Of very high quality. Three tombs of the Salter family, Edward Cotsford and a slab with a damaged inscription.

**Winslade Park (sometimes called the Manor House)** was built by Edward Cotsford circa 1800.

It had a variety of uses after the Second World War before being purchased by London and Manchester Assurance who carefully restored it to use as offices.

**Terrace Walk** is an early C19<sup>th</sup> ornamental walk along the North bank of Grindle Brook to the South of Winslade Park.

**Ivington Farmhouse complex** forms part of Westpoint, home of Devon County Agricultural Association and used as offices. Built of red brick in 1846, it contains a Cider House, a Granary, a Bank Barn and a Linhay.

**Coxe's Dairy or Farmhouse** is south of A3052 in the closed off part of the old road opposite Westpoint. Once a farmhouse of the early C17<sup>th</sup>.

**Linden Lee** is further east along the Sidmouth Road. A detached cottage of the early C19<sup>th</sup>.

**Old Kiddicott** is to the east of Oil Mill Lane. It is a late C17<sup>th</sup> remodelling of an earlier house with C20<sup>th</sup> extensions.

**Greendale**, further along Oil Mill Lane is early C19<sup>th</sup> and incorporates an early building.

**Listed Buildings in Bishops Clyst - continued.**

**Newhouse Farmhouse** north of the village in Bishop's Court Lane. Originally a large farmhouse of C17<sup>th</sup> origin.

**Bishop's Court East Lodge:** an octagonal two roomed house built in 1834, has a conical thatched roof extending beyond the lodge, supported on tree trunks to form a covered walkway.

**Alder Croft & Dymond's Farmhouse** further along Bishop's Court Lane, are C17<sup>th</sup>.

**Sowton Village is a Conservation Area and contains a range of Grade II Listed properties.**

**Sowton Churchyard** contains four tombs: W. H. Hole 1782; Thomas Hart 1777; a set of three identical tomb chests one of which is dated to George Moore in 1821 and a tomb chest dated 1734 where the name is indecipherable.

**The Lychgate** is of an unusual design and is dated 1852 to the memory of Sarah Garrett.

**Village Hall** was once the school and possibly a barn attached to the adjacent range of cottages.

**11 to 17 Sowton Lane (East side):** Nos. 14 and 15 date from 1646; 11 to 13 an early C18<sup>th</sup> farmhouse; 16 and 17 are mid C19<sup>th</sup> additions.

**9 and 10 Sowton Lane (East side)** were originally a late C17<sup>th</sup> or early C18<sup>th</sup> farmhouse.

**Court Lodge, Gate Piers and Gate:** a former lodge to Bishop's Court built in 1834. The gate posts and gate are also listed.

**Bridge Railings** about 450 metres South West of the Lodge along the former drive to Bishop's Court, is a bridge over the River Clyst. A set of cast iron railings made about 1834 with decorations are listed but only one set survives .

**Clystbeare and Clystbeare Cottages** were originally a farmhouse dating from 1656/7 with C19<sup>th</sup> extensions. At one time five cottages now only two.

**Starr's Dairy and Farmhouse** are early to mid C17<sup>th</sup> with later additions.

**1, 2, 3, 4 and 5 Sowton Lane (West side):** two houses and three cottages once early C17<sup>th</sup> farmhouses.

**Venn's Farmhouse and adjoining farm buildings** are a C17<sup>th</sup> farmhouse with adjoining barn and range of farm buildings.

**The Old Rectory** is a substantial house built in 1722 on the remains of an earlier house and once the Sowton Rectory. Servants' quarters in the attic.

**Virginia Cottage** is an early C17<sup>th</sup> house.

**Sowton Lodge** was a former lodge to Bishop's Court and built in 1834.



**Top - White Lodge.**

**Centre - Bishops Court.**

**Bottom - The Old Bridge.**

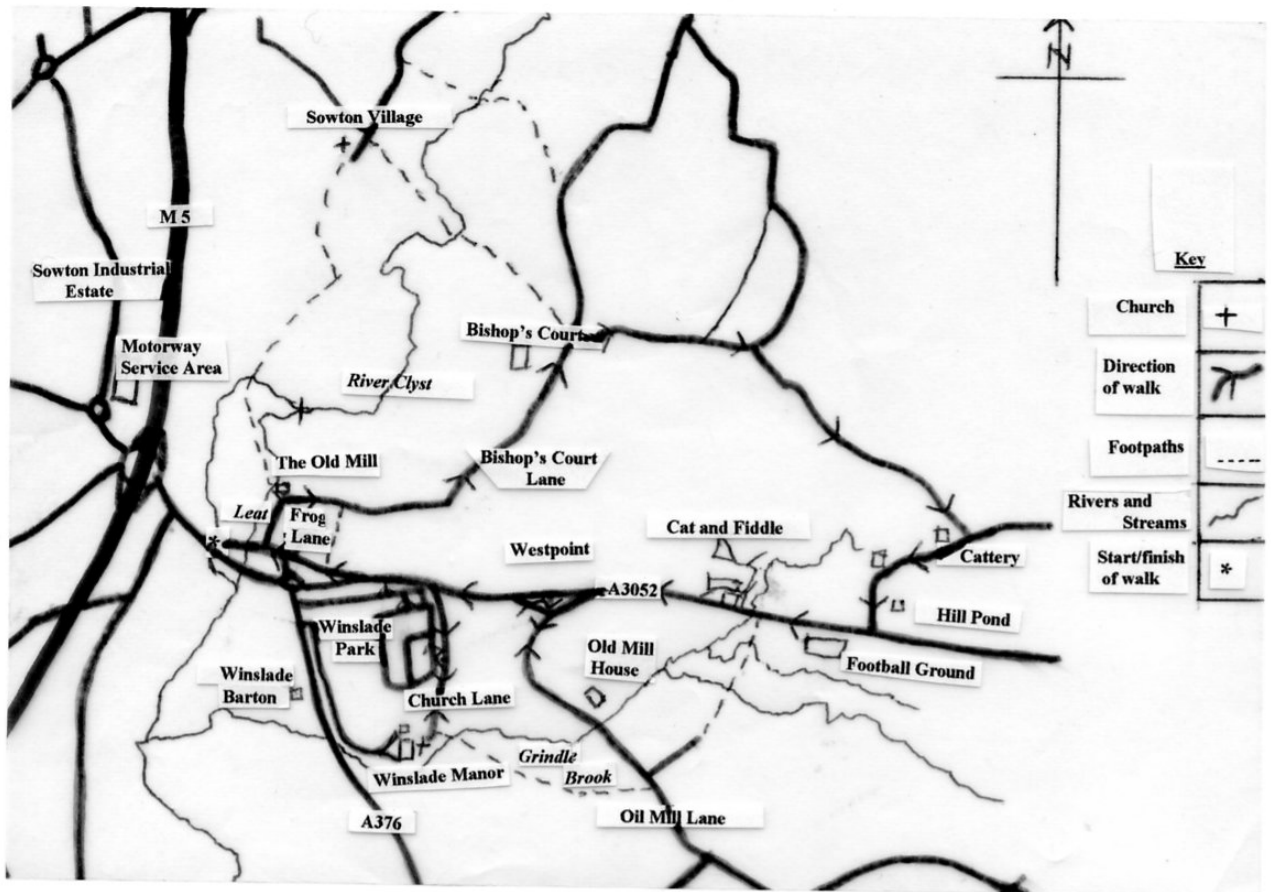
## **The Plan**

Late in 2005 the Parish Council decided to investigate the possibility of producing a Parish Plan as recommended by H. M. government. It was felt that with the intense pressures for development in the area, the people of the Parish should be given the opportunity to put forward their views on how they would like the Parish to change in the future. Through the Parish Magazine and contacts in Sowton Village, residents were asked to put forward their name if they would like to be considered for a working group to establish such a Plan. The group was set up and produced a survey which was distributed to every household in the Parish and these were collected back by hand. The results were collated and the findings distributed to every home.

The Plan presented is based on the Appraisal carried out by the Village Plan Group on behalf of the Parish Council. It gives objectives for the Council to work towards in the near and distant future and outlines aims that will be borne in mind when decisions are taken by the Council on behalf of its electorate. These aims and objectives have been set by the Parish Council based on the Appraisal.

The Plan incorporates the Parish Council's ideas for the two areas in the future and, whilst not dealing with every street or road, considers each individual area with equal weight. The Plan has taken a lead in identifying the Parish needs. It should assist the service providers, statutory bodies and the voluntary sector to know what is required within the Parish.

Where relevant, Sowton is specifically mentioned, otherwise all comments apply to the Clyst St. Mary area.



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# **1 General Principles**

## **1.1 General**

The Parish Council will always bear in mind the preservation and enhancement of the essential character of the various areas within its boundaries.

## **1.2 Development**

The Parish Council will continue to keep the Planning Department of East Devon District Council fully informed of the views of the Council and its electorate and to ensure that the aims and objectives of the Plan are fully taken into account when any development is being considered.

The Parish Council will, in general, seek to prevent any further industrial development within the parishes and endeavour to ensure that any residential development is fitted to the needs of the populace, is of an appropriate scale and will fit into the existing nature of the various surroundings. It will also seek to ensure that any such development will enhance or add to the facilities within the various areas.

## **1.3 Co-operation with neighbouring Parishes and Exeter**

The Parish Council will endeavour to prevent any further encroachment into its area by the City of Exeter whilst seeking to maintain good relations with the City Council and all neighbouring settlements.

As a member of the Clyst Vale Association of Parish Councils the Parish Council will continue to have regular contact with our immediate neighbours.

## **1.4 Industrial development**

It is known that an overwhelming number of residents do not want any further industrial development in the area and the Parish Council will continue to resist any applications of this nature.

## 2 Housing

The appraisal has identified that there is now a need for “affordable housing” in the Parishes although in the past this has not been apparent. Any future development of more than four dwellings can be made to include “affordable housing”.

The Parish Council could identify land, both brown and green field sites, which it would not object to being developed for housing. It has always taken the view that it would not want large scale developments to take place but providing that it is willing to approve projects of four or more properties then it can insist that 40% are low cost/affordable starter or small family homes.

When considering any plans for housing development the Parish Council will seek to ensure:

Styles of new housing will, including individual properties, fit in with adjacent areas of the villages.

A mix of housing to reflect the opinion that there must be affordable housing for local people. The inclusion of some Housing Association development when appropriate.

Any application for single, large houses would have to add to or enhance the character of the area.



**Top - The Village Street.**

**Bottom - Winslade Park.**

### **3 Education**

#### **3.1 Primary Education**

The Parish Council has and will always have the aim of supporting Clyst St. Mary Primary School in any way it can. The Parish Council will support local parents in preference to those from other areas in obtaining places for their children on occasions when demand for such places is high.

#### **3.2. Secondary Education**

The vast majority of our children go on to Clyst Vale Community College and, being outside of the Council's area, it does not have much opportunity to liase on a regular basis. However, whenever support has been needed, the Parish Council has provided it and will continue to do so, probably through the Clyst Vale Association of Parish Councils.

A possible future problem could occur if the Clyst Vale Community College is neglected in any way in favour of the new Cranbrook Community schools. If this should happen then this Parish Council will do all that it can to support Clyst Vale.



## **4 Traffic and Parking**

The Parish Council undertook, in conjunction with the Highways Department, a Community Transport Plan when villagers were given the opportunity to voice their concerns and give their opinions on all aspects of transport in the area. This is still ongoing with the department.

### **4.1 Parking in the Village of Clyst St. Mary**

Generally parking is a perennial problem especially around the village shop where casual callers often park indiscriminately and dangerously. The Parish Council will continue to exert pressure on East Devon Highways to improve the situation and some revision of current parking regulations is in process. The Parish Council will also maintain pressure on the police to monitor the situation and discourage illegal parking both near the shop and outside the school.

Parking on the verge in Winslade Park and problems in Manor Park are not really a Parish Council matter but for residents to exercise more consideration to their neighbours.

The Parish Council is in regular consultation with the Highways Authority as to ways and means of improving traffic management especially within the village itself. An example being a possible “one way system”. This is dealt with under item **4.4c**.

### **4.2 Parking in Sowton Village**

This is not really a problem.

### **4.3 Egress from the Villages:**

There are 3 problem areas in Clyst St. Mary.

They are 1: The roundabout; 2: Church Lane; 3: Cat and Fiddle Residential Park.

- 1 Roundabout: The Parish Council has to wait and see how things develop now that the Friends Provident traffic lights are in operation. The Parish Council believes that there should be a 40 m.p.h. speed limit on the A 376 from Sandygate roundabout to those lights.
- 2 Church Lane: This is in the Community Transport Plan for a “No Right Turn” out of the lane.
- 3 Cat and Fiddle: The residents would like traffic lights but Highways do not think there is sufficient traffic to make this a viable option. The situation will continue to be monitored.

Egress from Sowton Village is not a problem.

## **4 Traffic and Parking - continued**

### **d 4.4 Traffic Speed**

The 20 m.p.h. limit in Clyst St. Mary needs enforcement. This is a matter for the police. The Parish Council will continue to talk to the police on this matter.

The only effective ways of physically reducing speed in the Village are:

- a: **Speed humps:** Most residents do not want them but the Highways Authority state that such measures do work.
- b: **A Peninsula:** Lower down the Village Street with authorised parking and a directional priority between them.
- c: **A One Way System:** Village residents are themselves divided over this.

An “uphill system” would force the Village Street residents up to the Sidmouth Road where they would have to turn right into already congested traffic to access either the Exeter or Exmouth directions, which is obviously not desirable.

A “downhill system” would only encourage the existing “rat run” and probably increase speeds. The only practical solution is to have a “No Right Turn” from the Sidmouth Road into the top of the Village opposite “White Lodge.” This would mean that people coming from the Sidmouth direction and Eastern parts of the area wishing to access the Village Hall, Rydon Motors or the village itself would have to go round the roundabout. The Parish Council favours this solution and has already requested this via the Community Transport Plan.

- d: **A Pelican Crossing:** The request for a crossing over the A 3052 is an idea that will be pursued with Highways although the presence of the footbridge might make this difficult to justify.
- e: **Cat and Fiddle:** This has been discussed many times with Highways and Police who, in the past have vetoed a 40 m.p.h. limit from the Village roundabout to the Cat and Fiddle. The Parish Council has however asked in the Community Transport Plan that a 40 m.p.h. limit be imposed from Sandygate roundabout to both the Cat and Fiddle and to past the junction on the A 376 with Winslade Park Avenue as this would fit in very well with the existing 30 m.p.h. limits the Exeter side of Sandygate roundabout and might help with any tailbacks at the Friends Provident traffic lights.
- f: **Sowton:** Residents have not made a direct request to the Council for a 20 m.p.h. speed limit and as the village is a virtual cul de sac it is unlikely that Highways or the Police would back such a request should it be made.

## **4 Traffic and Parking - continued**

### **4.5 Bus Services:**

There is an adequate service to Exeter and Sidmouth with alternate services to Sidmouth extended to Honiton and Seaton. Additionally service X58 from Exmouth to Exeter can be accessed at Sandygate roundabout and the Council has asked via the Community Transport Plan that stops be made close to Clyst St. Mary roundabout.

X53 - The Jurassic Coast Service, operates between Bournemouth and Exeter and can be used from the Clyst St. Mary Bus stops.

A few residents asked for services to Topsham and Pinhoe through the Community Transport Plan. The Council does not think that direct links from Clyst St. Mary to Topsham or Pinhoe would be viable but it would eventually be a matter for bus operators to decide on economic grounds.

There are three Park and Ride Services operating from the Exeter Side of Sandygate roundabout but, under the East Devon Scheme, these are not free to eligible people. This will change in 2008 when the National Scheme comes into being.

## **5 Cycleways and Footpaths**

### **5.1 Cycle Paths**

The Parish Council has requested these in the Community Transport Plan to run from Oil Mill Cross to link up with existing paths into Exeter.

### **5.2 Footpaths**

The unpaved footpaths in the area are regularly inspected by Councillors who arrange for any deficiencies to be attended to either by the landowner or Highways. There have never been any real problems with this arrangement. The Parish Council will continue to monitor the paths

The Parish Council has made informal approaches with landowners about additional footpaths so far without success. Formal approaches will now be made.

Paved footpaths are also regularly checked and deficiencies noted to Highways. Potholes are usually dealt with quite quickly but other maintenance is a matter of funding and it is often several months before such work is undertaken. The Parish Council will continue its regular monitoring of verges and hedges and press the relevant authorities for action when necessary.

## **6 Shop and Associated Services**

### **6.1 Clyst St. Mary Village Shop**

We recognise that we are very fortunate to have a thriving Village Shop incorporating a well used Post Office, as this is an essential part of the survival of the community spirit within a village. It is the sole provider of many services that are essential to residents, especially those without transport. The shop incorporates a bakery, sells all newspapers and magazines, fresh milk and other dairy products, a selection of fresh meat from a local butcher, a well stocked off licence and a very wide range of grocery items.

The Post Office handles licence applications, foreign currency, savings accounts and a banking service in addition to all the usual Post Office business.

The Parish Council has long realised what a valuable asset this is to the community and will continue to do all it can to support and in the long run, retain it in the village.

Sowton does not have a shop.

### **6.2 Public Houses**

There are three public houses in the parish, strangely all in Sowton Ward.

The “Half Moon” stands on the corner of the village street and Frog Lane. Further up the Village Street is the “Maltsters Arms” and just over a mile east along the Sidmouth Road is the “Cat and Fiddle.”



## **7 Youth, Sports and Other Organisations**

Given the size of Clyst St. Mary, it is fortunate that over the past few years a voluntary and very active Recreation Committee has raised necessary funds and, with additional Parish Council support, provided a very well equipped and maintained Play Area. This Committee also provided a multi discipline hard surfaced sports area at the top of the large Parish Council field behind the Village Hall. The Parish Council adopted these facilities to support the activities of the Committee and, by taking over annual insurance and maintenance costs, freed the Committee of these considerable expenses and enabled it to concentrate on providing new facilities. Sadly, vandalism is an ongoing problem which the Parish Council and the police are trying to combat. The Parish Council will continue to support such facilities.

### **7.1 Youth Club**

There is now a thriving Youth Club. The Parish Council will continue to support it in any way that is practicable.

### **7.2 Over 60's Club**

The survey shows that people would like such a club. Local residents or a dedicated agency could set this up. Should such a facility come into being then the Parish Council will do all it can to facilitate such a venture. The Cat and Fiddle do have a Residents Club.

### **7.3 Village Hall**

Both Clyst St. Mary and Sowton have Village Halls managed by Village Hall Committees..

Clyst St. Mary has a modern hall with full kitchen facilities and other amenities. There is a large car park and the hall is regularly used with very little available letting times.

Sowton's hall is in the old school, is thatched and a listed building. It does not have the same facilities as Clyst St. Mary and is not used as much. It also suffers from lack of parking space.

The Parish Council will continue to support the halls as need arises.

### **7.4 Football Club**

There is a thriving Football Club, Clyst Valley F. C., which was formed in 1889 thus making it one of the oldest clubs in the Devon and Exeter Football League. Their ground is located at the southern end of Winslade Park Avenue and three teams are run in local leagues.

They wish to expand the existing facilities to cater for ladies and other age group teams with another pitch.

The Parish Council will support the club as well it can when the need arises.

## **8 Environment**

Both villages are surrounded by open countryside and the Valley of the River Clyst is designated as a County Wildlife Site. There are also three designated Recreation Areas: One is the Parish Field and play park by the village hall; second is the area to the east of Clyst St. Mary School; third is the large area south of Winslade Park Avenue containing Clyst Valley F. C. ground, the field around it and Friends Provident Playing Fields. Only the Parish play park is a public area. The Council will seek to preserve these sites as recreational areas and prevent any development on them.

Most other matters are the responsibility of other agencies. The Parish Council does its best to get things attended to with varying degrees of success. The provision of litter and dog mess bins is contentious as some state that litter generates more litter. A more responsible attitude to litter and dog fouling would obviate the need for these regular collections. The Parish Council will continue to monitor these problems and bring pressure to bear as appropriate.

### **8.1 Street Cleaning**

This is the responsibility of East Devon District Council who will not increase present levels of attention. Litter is collected and bins emptied twice weekly. Despite frequent requests, East Devon will not increase the frequency of these operations.

### **8.2 Dog Bins**

East Devon District Council are responsible for these. They have informed us that they will not put in any more and are even considering removing some existing bins. The Parish Council will continue to pressurise East Devon to keep these bins emptied on a regular basis.

### **8.3 Public Toilets**

Such a facility would have to be funded and managed by the Parish Council as the District Council will not consider these facilities in the villages. Such a provision by the Parish Council would have far reaching financial implications for the local precept both in capital and maintenance costs.

### **8.4 Policing**

This is a matter for the Police Authority. Our local officers are accessible and only too willing to assist whenever they can. They regularly attend Parish Council meetings and hold occasional “clinics” in the village. We will continue to work closely with our local officers.

### **8.5 Neighbourhood Watch Schemes**

Are in operation in a few areas. New ones could be set up in conjunction with the Police but they need local residents to run them. The Parish Council will assist in bringing interested people in contact with the relevant police department.

## **Environment - continued**

### **8.6 Re-cycling**

The Parish Council sees re-cycling as a very important issue and will continue to lobby the District Council to extend the amount of re-cycling.

The roadside collection scheme is being expanded by East Devon District Council over the next year when the whole structure will be revised. Residents will probably have two bins, one for household refuse and the other for all re-cyclable materials with many more items being collected than at present.

### **8.7 Sowton street lighting**

The Parish Council has not had a request for this. The Council would have to fund any such scheme which would certainly cost several thousands of pounds and there would certainly be problems, given that the Village is a Conservation Area, and special types of lamps and standards would be required if such a scheme were even to be permitted. The Parish Council will continue to monitor the situation.

### **8.8 Exeter Airport**

The Parish Council is represented on the Airport Consultative Group. The Council has requested a ban on night flying from the airport and will continue to monitor this situation now that the airport is under new ownership.

## **9 Flooding**

### **9.1 Flood Area**

Although relatively few properties are affected by possible flooding these are all in the centre of the village and include Frog Lane, Longmeadow, the shop, the Half Moon public house and properties in their immediate vicinity. The Parish Council keeps close attention on this and is in regular contact with the Environment Agency who are currently revising the flood defence scheme for the village. The Parish Council is actively involved in this process.

There is a flood warden in Frog Lane and several properties are linked to the Environment Agency's automated telephone warning system. There is an emergency action plan in place which is being regularly revised.

### **9.2 Cranbrook New Community**

Cranbrook is being closely monitored as this will undoubtedly affect Clyst St. Mary although assurances have been given that measures will be put in place to stop additional flood waters flowing down the River Clyst.

### **9.3 Wetlands**

There is a scheme being researched to return the area between Fisher's Mill, Topsham and the weir above Clyst St. Mary to its original wetland status. Should this come to fruition we are assured that residential properties would continue to have the flood defences maintained to protect them. The Parish Council is closely involved in the whole matter.



## **10 Miscellaneous Matters**

### **10.1 Doctor's surgery**

This was closed because only an average of 1.8 residents used it per week. The Parish Council was consulted but had reluctantly to agree that it was not viable to continue.

Prescriptions issued by Pinhoe Surgery can be delivered to Clyst St. Mary Post Office.

### **10.2 Dentist:**

Given the current situation in the N.H.S. it is most unlikely that a practice would set up in either village.

### **10.3 Disabled Access**

This is not thought to be a problem. Clyst St Mary Church, Village Hall, Shop, The Maltsters and Half Moon Pub are all readily accessible.

Access to Sowton Village Hall is a little difficult as is the Church but these are matters for Sowton Village Hall Committee and Sowton Parochial Church Council as they are responsible for conforming to current legislation.

### **10.4 Website**

A website - [www.clyststmaryandsowton.co.uk](http://www.clyststmaryandsowton.co.uk) is now up and running although this is still being developed. It can be supported by local business advertising which would be of great help. The Parish Council has to decide who should pursue this line as there will be some costs and a lot of further work involved.

The Parish website will help those who have the facilities to use it.

### **10.5 Communication**

The Clyst St. Mary Parish Church group Magazine, "The Clyst Valley News" is a monthly newsletter and the easiest and most viable option as the main vehicle of communication but it does need a dedicated Council Correspondent. It is not distributed in Sowton as it is not a part of the Church grouping. There is a notice board in Sowton Village as well as at The Cat and Fiddle Residential Park.

The only other possible way is a Council newsletter and that involves production expenses as well as delivery problems and further implications to the Parish Precept. At the moment, "The Clyst Valley News" is a much more useful way of communicating

The Parish Notice Board near the shop could, perhaps, be better sited. The Parish Council will look into this and communication in general.

**10 Miscellaneous Matters - continued**

**10.6 Churches**

These have nothing to do with the Parish Council which is solely a civil authority. Such ecclesiastical matters are the responsibility of the individual Church of England Parochial Church Councils and the Diocese.

Clyst St. Mary is grouped with Aylesbeare, Clyst St. George, Farrington and Woodbury Salterton Churches, with one Rector covering all 5 parishes.

Sowton's congregation elected to join with the Pinhoe and Broadclyst grouping.



**Sowton Church**



**Clyst St. Mary Church**

**What happens now?**

This is not the end of the Parish Plan process. The continued success of this Plan is up to the Parish Council and the whole Community who, between them, have to take all the suggestions forward. The Plan should be seen as the beginning, not the end.

Many actions are proposed in this Plan. Not all will happen overnight; some might not happen, some may be revised. It will be the responsibility of the Parish Council, who were elected to work for the community, to maintain the momentum along with the assistance of the District Council and the various voluntary groups, to ensure that this community goes forward into the future.

**ACTION PLAN.**

**Action as Soon as Possible:**

**Identify suitable land for future housing development.  
Implement revised parking regulations in Clyst St. Mary Village.  
Finalise new public footpaths along the River Clyst.**

**Action in Near Future:**

**Seek a satisfactory solution to the “rat run” through Clyst St. Mary Village via a possible “one way” system.  
Seek further footpaths in the area either Public or Permitted.  
Implementation of cycle routes from Oil Mill Lane to Exeter.  
Re - site the Parish Notice Board near the shop.**

**Continuous Action and/or Monitoring:**

**Seek to preserve:**

**The character of Clyst St. Mary by ensuring that development fits in with existing Architectural styles.  
“The Cliff” at the top end of Clyst St. Mary Village Street.  
Sowton Conservation Area.**

**Seek to resist:**

**Industrial Development in the area.  
Exeter City absorbing the area into its jurisdiction.**

**Monitor:**

**The Traffic Situation:**

**At Clyst St. Mary roundabout.  
The right turn out of Church Lane, Clyst St. Mary.  
The exit from Cat and Fiddle Residential Park.**

**Environmental Issues:**

**Street Cleaning and the emptying of dog waste bins.  
Flood Prevention.  
The proposed “Wetlands” area along the Clyst Valley.  
The proposed new town at Cranbrook.  
Development at Exeter Airport.**

**The needs of the “Over 60’s.”**

**ACTION PLAN - Continued.**

**Provide continuing support and assist in all possible ways to:**

**Clyst St. Mary Primary School and local parents seeking places at the school.**

**Clyst Vale Community College and any future replacement at Cranbrook.**

**Our local shop and post office.**

**The Village Hall Committees in both Clyst St. Mary and Sowton.**

**The Youth Club.**

**Clyst Valley Football Club.**

**The various Neighbourhood Watch Schemes.**

**Clyst St. Mary website. [www.clyststmaryandsowton.co.uk](http://www.clyststmaryandsowton.co.uk)**

**Work closely with the Police in any way possible.**

**With thanks to all who contributed in producing this document:**

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**Alan Cotterill (Chairman)**

**April 2008**