

Oliver Keates Planning on Behalf of Core Strategic Land Ltd Representation by email:

From: Oliver Keates [REDACTED]

Sent: 16 March 2025 16:32

To: Planning Policy <PlanningPolicy@eastdevon.gov.uk>

Subject: Clyst St Mary & Sowton (Bishops Clyst) Neighbourhood Plan Consultation

Dear Ms King,

On behalf of Core Strategic Land Ltd (CSL), many thanks for the opportunity to comment on the Submission Version of the above Neighbourhood Plan. I have previously submitted supportive representations as part of the consultation on the draft neighbourhood plan. Within this context, I have reviewed this current version of the Neighbourhood Plan and the following comments are outlined below.

CSL has an interest in the site at Sidmouth Road, being the southern part of the Proposed Area for Development under Policy BisC12 – land east of Clyst St Mary. As such, CSL supports this site, as shown on Map 9 for residential development to provide a mix of housing.

This site represents an opportunity to provide housing and much needed affordable housing in Clyst St Mary and, importantly, local infrastructure comprising an estate road between the A3052/ Bishops Court Lane and Clyst Valley Trail cycle route through the development to connect Church Lane with Bishops Court Lane. This infrastructure would be delivered in conjunction with the northern part of this proposed housing site at BisC12 which is in a different ownership. Discussions have taken place with the owner of this site to the north and a collaborative approach so far as master planning is concerned will be taken.

This development would allow Clyst St Mary to meet its housing requirements set out in the East Devon Local Plan on a site which is preferred by the local community and a site which will bring significant benefits to the residents of the village. Development of the CSL site could come forward separately to the land to the immediate north without prejudicing the delivery of the site to the north and would provide the estate road/ Clyst Valley cycle trail so far as it relates to the CSL site.

I would however like to offer the following specific comments on the Policy itself (Policy BisC12 – land east of Clyst St Mary), using the referencing in the Neighbourhood Plan:

- “Development should be in accordance with an agreed Concept plan” (my underlining) – it should be specified that this should be agreed by the determining authority.
- m) “a water supply, drainage and sewerage scheme for the whole site...”. Noting that this site may come forward as separate planning applications (a northern/ southern parcel), being in two separate ownerships, this could read as follows: “a water supply, drainage, and sewage scheme for the whole *or part of the site*, which ensures there will not be any worsening of the foul and surface water flooding to existing properties in Clyst St Mary...”.
- h) a mix of housing sizes, types and tenures. It is unclear what up-to-date local housing needs information is available for Clyst St Mary, therefore, this reference should be

delated. This could read as follows: “a *broad and representative* mix of housing sizes, types and tenures”.

- g) “an overall housing density, design and layout in accordance with the Bishops Clyst Design Codes and Guidance”. I suggest adding to this “and relevant design policy in the Local Plan, to reflect the local vernacular and character.”
- e) “the provision of safe pedestrian routes through the development”. Specify that these routes should provide connections to the cycle/ footpath on Sidmouth Road and Bishops Court Lane where applicable.

The East Devon Local Plan at Strategic Policy SP03 proposes a minimum housing development in each of the Designated Neighbourhood Areas over the plan period, including through allocations in neighbourhood plans, which includes Clyst St Mary (my underlining). The amount of housing to be provided within the Clyst St Mary area can exceed the 72 dwellings which have been identified in the neighbourhood plan, where necessary. Some additional housing over the 72 dwellings is needed on site BisC12 to ensure delivery of the road between the A3025/ Bishops Court Lane, Clyst Valley Trail and other local infrastructure. Therefore, I suggest that the supporting text be expanded to make it clear that additional housing may be provided over the 72 which is a minimum where this is needed to fulfil wider neighbourhood plan objectives.

I support Policy BisC11 and the alignment of the settlement boundary for Clyst St Mary to include the site being proposed for development under Policy BisC12.

Please do not hesitate to contact me if you wish to discuss further. Many thanks for the opportunity to provide further comments.

Yours,

Oliver J Keates

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