

Historic England Representation By Email:

From: Thompson, Alan [REDACTED]
Sent: 18 March 2025 10:15
To: Angela King <Angela.King@eastdevon.gov.uk>
Subject: Clyst St Mary and Sowton Neighbourhood Plan - Regulation 16 - Formal response - [REDACTED]

Dear Angela,

Thank you for your email of 30 January 2025, inviting us to comment on the Regulation 16 consultation for the Clyst St Mary and Sowton Neighbourhood Development Plan.

At Historic England, we mainly focus our engagement on Neighbourhood Plans that seek to make specific site allocations for development. Such site allocations pose the greatest potential for harm to heritage assets, so our detailed advice is of greatest value on those occasions. We note that there is such a site allocated for development in the Regulation 16 draft (Policy BisC12 Land East of Clyst St Mary). We also note that the new Strategic Environmental Assessment (SEA) has taken the opportunity to review the site allocated for development and assesses its likelihood for causing harm.

We recognise that the SEA makes a comprehensive audit of the designated heritage assets; it also makes a strong argument for justification of the allocation, through an appraisal of the site. This site appraisal identifies part of the allocated site (originally site Sowt03) as approximately 29m north of the Grade II listed Red Lodge:

“Given the proximity of the sites to these features, it is likely growth through any option will impact upon the setting of these listed buildings. However, it is anticipated that sensitive development, design and layout could reduce the potential for adverse effects. For example, the adoption of screening through green infrastructure provision could reduce the visual impact. With regards to potential impacts on Red Lodge from site Sowt03, this is located on the opposite side of the A3052, which is already significantly affected by the busy traffic on the road. Red Lodge also benefits from some screening from mature trees. These aspects will serve to limit potential effects on the significance of the heritage asset.”

Page 22 of the SEA

Therefore, we are satisfied that the Neighbourhood Plan steering group have produced a sufficient heritage evidence-base and also provided a sound justification for the proposed development. However, ultimately it is for the Local Authority to satisfy themselves regarding the judgements expressed for the allocation.

We have no further comments to make at this point in time. We wish the Neighbourhood Plan steering group well with the remaining work towards a Made Plan.

Kind regards,

Alan

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