



Clyst St Mary & Sowton (Bishops Clyst) Neighbourhood Plan (First Review)

Submission Version Representation Form

The modified Clyst St Mary & Sowton (Bishops Clyst) Neighbourhood Plan has been prepared by Bishops Clyst Parish Council.

It has been formally submitted to East Devon District Council who are legally required to undertake public consultation. The consultation closes at 9am on **17th March 2025**.

Please use this form to make representations (comments) on the Plan.

Using this form

Please use a separate form for each representation you wish to make and state your name or organisation on each page. Please note we cannot accept anonymous responses. Your name, address and your comments will be made publically available on our website. Other personal details (signature, personal email address and telephone number) will not be visible.

Return your completed form(s) and any additional information to East Devon District Council:

By email: planningpolicy@eastdevon.gov.uk

By post: Angela King, Planning Policy team, East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ

To arrive not later than 9am 17th March 2025. Representations received after this may not be accepted.

Data Protection

Any personal information which you provide will be held and used by East Devon District Council for the purpose of producing the neighbourhood plan and may inform other Planning Policy work. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. The content of your representation including your name and address will be recorded electronically and made available our website. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the [Neighbourhood Planning Representations Privacy Notice](#) on the data protection pages on our website.

Part A – Personal Details

Please enter your details as appropriate below. Please note your full name and address must be provided as a minimum. Please see page 1 for details on how we use your data.

Your Personal Details

Title:	<input type="text"/>
First name:	<input type="text" value="Ben"/>
Last name:	<input type="text" value="Willmott"/>
Job Title (where relevant):	<input type="text" value="Principal Highway Development Management Officer – Eas"/>
Address:	<input type="text" value="Devon County Council, County Hall, Topsham Road, Exeter"/>
Postcode:	<input type="text" value="EX2 4QD"/>
Telephone number:	<input type="text"/>
Email address:	<input type="text" value=""/>

Your Agent's Details

If you are using an agent, please fill in your title, name and organisation above and the full contact details of the agent below. Where applicable, an agent will be the point of contact for any correspondence.

Title:	<input type="text"/>
First name:	<input type="text"/>
Last name:	<input type="text"/>
Job Title (where relevant):	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone number:	<input type="text"/>
Email address:	<input type="text"/>

Part B - Representation Details

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Devon County Council (Transportation Planning and Highways Development Management)

Question 1

To which section of the Neighbourhood Plan does this representation relate?

Please state in the box below, the point of reference for your representation (this means the policy, paragraph number or other reference as appropriate)

P.g. 34, Policy BisC12 Land East of Clyst St Mary

Question 2

Please use the box below to explain why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site please identify it on a map if possible. Continue on a separate sheet if necessary.

Further to our comments made during the Regulation 14 Neighbourhood Plan Consultation, after further liaison with DCC Road Safety officers, we are currently unable to support provision of a vehicular link between Bishops Court Lane and the A3052 (via the BisC12 allocation) at this stage. This is particularly in view of the potential for the link to inadvertently create a vehicular route for through traffic between the A3052 and A30 Exeter Airport junction, which may lead to significant volumes of traffic attempting to turn right from the A3052 into the allocation. Given that the nature of the future access arrangement(s) are to be confirmed, there is potential concern of excessive use of a future access into the site at this location. Whilst, in principle access may be acceptable in its isolation for the anticipated and associated residential traffic, the likely increase in flows should the vehicular link to Bishops Court Lane be provided (meaning, for example, the road would likely also be used by traffic accessing the business park and 'rat running') could bring about material reservations in the suitability and safety of the access's operation on the A3052. With the above and the progress of the emerging East Devon Local Plan 2020-2042 in mind, DCC view it as prudent to delay finalisation of the Neighbourhood Plan policy wording until transport infrastructure proposals for the New Community (proposed under Local Plan policy WS01) are better understood; this work is expected to be concluded before the further Regulation 19 Local Plan consultation later in the Spring. The delivery of the New Community may provide an opportunity to remove through traffic from Clyst St Mary village without requiring a vehicular link between Bishops Court Lane and the BisC12 allocation, or the vehicular link could come forward at a later date, aligning with the new community proposals and associated alterations to Bishops Court Lane, once its future function/operation is better understood. In the interim (prior to the New Community coming forward, which is considered likely), we would support the provision of measures to deter through traffic from using Bishops Court Lane and Frog Lane, both to improve safety for potential future pedestrians/cyclists using Bishops Court Lane and to support the Parish Council's aspirations regarding traffic within Clyst St Mary village. This is also likely to promote the Clyst Valley Trail aspirations. DCC are happy to meet with the Parish Council and other parties with an interest in the BisC12 allocation and Local Plan New Community to help develop a transport solution which supports the Parish Council's aspirations without creating unacceptable road safety risks, however this needs to be when there is a greater understanding of the delivery of the likely New Community and the future role and operation of Bishops Court Lane.

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Devon County Council (Transportation Planning and Highways Development Management)

Question 3

Please use the box below to say what changes you would suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary as appropriate. Please be as precise as possible and continue on a separate sheet if necessary.

b) At present, we are unable to support this clause, for the reasons outlined above (in summary, due to the road safety implications of potentially significant numbers of vehicles turning right from the A3052 into the new development as a route through to Bishops Court Lane). As an alternative (subject to further information coming forward as part of the New Community assessment), we would suggest 'an estate road connecting to the vehicular access from the A3052, constructed to an adoptable standard and a specification to be agreed with the local highway authority, with land safeguarded for a potential future vehicular link to Bishops Court Lane' in harmonisation with the New Community intentions.

In any case, in view of potential local government reorganisation, suggest changing 'DCC Highways' to 'Local Highway Authority'

c) Suggest minor revision to read 'traffic mitigation measures implemented on Bishops Court Lane and Frog Lane to deter their use by through vehicular traffic'.

e) Suggest adding to the end '...with best endeavours to connect to adjacent development, e.g. Tillage Way, and subsequently to the Village Hall'.

Enter Your Name/Organisation in the box below (Please state this on each sheet):

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Question 4

If your representation is seeking a change to the Plan, do you consider it necessary to speak at the examination?

Please note if you select 'No' your representation(s) will still be fully considered by the independent Planning Inspector by way of written representations.

Please select as appropriate:

- No, I do not wish to speak at the examination
- Yes, I wish to speak at the examination

If you have answered yes above and wish to speak at the examination, please outline in the box below why you consider this to be necessary:

Please note this will not be regarded as a binding decision but will help us in our planning of the examination. The Inspector will ultimately determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Examiner does not consider it necessary to hold a public examination, consideration will be given by way of written representations.

Future Correspondence

Please indicate by selecting yes or no as appropriate, whether you wish to be notified of:

1. The publication of the recommendations of any person appointed to carry out an independent examination of the Bishops Clyst Neighbourhood Plan? Y N
2. The adoption of the Bishops Clyst Neighbourhood Plan? Y N

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Devon County Council (Transportation Planning and Highways Development Management)

Signature

Please sign and date your form in the box below.

Please note a signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Signature: Ben Willmott

Date:

7/3/25