

National Highways Representation by email:

**From:** Sally Parish [REDACTED]  
**Sent:** 17 March 2025 13:12  
**To:** Planning Policy <PlanningPolicy@eastdevon.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** DL 17/3/25 - Clyst St Mary & Sowton (Bishops Clyst) Neighbourhood Plan Modification Proposal - Regulation 16 Consultation

Dear Planning Policy Team,

Thank you for consulting National Highways on the submission version of the Clyst St Mary and Sowton Neighbourhood Plan. National Highways is responsible for operating, maintaining and improving the strategic road network, which in this case covers the M5 which forms the western boundary of the plan area, including junctions 29 and 30, and the A30 to the north. We have previously provided comments on the Bishops Clyst Neighbourhood Plan which was adopted in March 2017 and understand that the Clyst St Mary and Sowton Neighbourhood Plan represents a revision of this Plan which has been renamed to more accurately reflect the area which it covers. We provided comments on the Regulation 14 pre-submission consultation of the Clyst St Mary & Sowton Neighbourhood Plan in July 2024.

We are interested in the traffic impact of any future development proposals, specifically the impact of growth on the efficient operation of M5 junctions 29 and 30, both of which experience congestion at peak times. Plan polices should therefore continue to ensure that growth is proportionate and reflects local needs, and in relation to traffic and transport specifically, which seek to ensure that major developments mitigate the traffic impact arising from development. Any large scale development coming forward within the plan area will need to be supported by an appropriate assessment of traffic impact in line with DfT Circular 01/2022 'The Strategic Road Network and the Delivery of Sustainable Development'.

The Regulation 19 draft of the East Devon Local Plan seeks to allocate land south east of Clyst St Mary for a new town comprising around 3,300 new dwellings to 2042 and around 4,700 further homes beyond 2042 under draft Strategic Policy WS01: *Development of a second new community east of Exeter*. Draft Policy WS01 also notes that at least 2,000 new homes and associated development will need to be allocated in subsequent development plans. As referenced in our response to the Regulation 14 consultation, National Highways wishes to understand how the draft Neighbourhood Plan would seek to secure new and improve existing pedestrian and cycle links for new development both within its boundary and to the new town, together with providing sustainable local transport alternatives to the private. We would also welcome the inclusion of policies which seek to safeguard and improve local facilities and services, which will lead to greater self-containment and reduce the need to travel.

I trust the above is clear, but please do not hesitate to contact me should you wish to discuss further,

Kind regards,

Sally

**Sally Parish, Highways Development Management, South West Operations**

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For information about our engagement with the planning system please visit

<https://highwaysengland.co.uk/our-work/planning-and-the-strategic-road-network-in-england/>