



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:	Mr
First name:	Gerry
Last name:	Keay
Job Title (where relevant):	Director
Address:	Waddeton Park Ltd, Greendale Court, Clyst St Mary, Exeter
Postcode:	EX5 1AW
Telephone number:	
Email address:	

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:	Mrs
First name:	Claire
Last name:	Alers-Hankey
Job Title (where relevant):	Planning Consultant
Address:	Winchester House, Deane Gate Avenue, Taunton
Postcode:	TA1 2UH
Telephone number:	
Email address:	

Part B - Representation Details

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

Greenslade Taylor Hunt

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)

Policy BisC17 Business Areas, Policy BisC18 Business Development, and Policy BisC05 Green Wedge.

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.

BisC17: We wish to object to the wording of this policy. While the policy identifies existing business sites as being suitable to accommodate business growth, the wording specifically restricts outward expansion of such sites. This could stifle growth and development of these sites, which is not positively prepared and therefore, in conflict with paragraph 16 of the National Planning Policy Framework.

Bis C18: The approach set out within Policy BisC18 is overly restrictive in that it focusses solely on small-scale development. Such an approach is contrary to the draft East Devon Local Plan, which specifically seeks to allocate new employment sites within the Neighbourhood Plan area. National planning policy states that Neighbourhood Plans should support the strategic development needs set out in strategic policies for the area, plan positively to support local development and should not promote less development than set out within the strategic policies. The wording of Policy BisC16 conflicts with national policy, the emerging East Devon Local Plan and is not worded positively. Accordingly, Waddeton Park Ltd does not support the current wording of the business development and business area policies.

BisC05: An Officer report to the Strategic Planning Committee on 13th February 2024 recommended that the extent of the green wedges should be reduced, limiting their use to areas where it can be robustly demonstrated that development would lead to coalescence between settlements to provide more certainty in determining applications. The proposed expanse of Green Wedge does not fulfill this purpose as the wording is too broad and seeks to restrict development across a too wider area.

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

Greenslade Taylor Hunt

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.

BisC18 should remove references to small-scale development. This would align with the new NPPF which seeks to promote a strong, competitive economy.
BisC05 should review the large extent of land within the Green Wedge, so that it is more focussed on preventing coalescence between settlements.

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

Greenslade Taylor Hunt

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):

Claire Alers-Hankey, Greenslade Taylor Hunt

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:



Date:

17.03.2025