

To: Deborah McCann, Planning Consultant.

Answers to Examiner's further questions 23 May 2025

Firstly, we would like to provide an overview of our proposals in the formulation of our Neighbourhood Plan relating to this combined development and relief road. We have taken in to account the need for both the future further dwelling requirements in our Parish and the need to improve the lifestyle of our existing parishioners. With regard to the latter point, the traffic congestion within the village is a current problem that needs to be solved hence our recommendation for the estate road to link the A3052 to Bishops Court Lane. This estate road, along with traffic restrictions in the lane, will serve to reduce the volume of through traffic in the village along Frog Lane thereby creating a much more pleasant environment for the existing community.

Our answers to your questions are as follows: -

1. Have the NPG fully considered the implications of delivery of the site without the relief road?

Yes, we consider that this site is the most favoured location for development in the parish. But if the estate road were not provided to Bishops Court Lane, existing traffic problems in the village will continue and inevitably get worse. This was an important consideration in formulating our proposals for the Neighbourhood Plan. Additionally, our proposal will also provide the vital cycle route link on the Clyst Valley Trail which has previously been impossible to agree.

2. Have the NPG considered the impact on the community of the development of the allocation without the delivery of the relief road?

This question is slightly ambiguous but we have taken it to ask what impact no estate road will have on the community as a whole rather than just the community in the new development. Because of its location, the impact of the new development on the community is not significant but without the road, the existing traffic problems in Frog Lane and the village will continue. For this reason, we consider it essential that the link road is provided as soon as possible.

3. Do the NPG consider that in allocating the site without the guarantee that the relief road can or will be delivered would be acceptable to the wider community?

Yes, the wider community has shown a preference for development of this site over others, irrespective of the road proposals.

4. Do the Neighbourhood Plan Group support the modification to Policy BisC12 and the supporting text proposed by the Highway Authority?

DCC has indicated that they would probably not object to provision of an estate road linking to Bishops Court Lane. We would accept the amended Policy BisC12 with the following addition to Clause b) "also linking to Bishops Court Lane, with access to and from Bishops Court Lane limited to pedestrians and cyclists".

The reason for this addition is to ensure that the road layout is secured and that the cost is met by the developer. We consider it unlikely that funding would be forthcoming from any other source to complete the link at a future date.

Bishops Clyst Parish Council