

**Clyst St Mary and Sowton (Bishops Clyst)
Neighbourhood Plan
(2023-2040)
Consultation Statement**

**Bishops Clyst Parish Council
December 2024**

Consultation Statement - Clyst St Mary and Sowton Neighbourhood Plan

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Preface

This Consultation Statement has been prepared by the Review Group for the Clyst St Mary and Sowton Neighbourhood Plan to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted
- d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Part 1 of this Consultation Statement (from page 3) summarises all statutory and non-statutory consultation undertaken with the community in developing the Clyst St Mary and Sowton Neighbourhood Development Plan.

The aims of the consultation process were to:

- 'front-load' the consultation, so that the review of the Plan could be informed by the views of local people and other stakeholders from the earliest stage
- ensure that consultation events enabled people 'have their say' and get feedback on the key points and issues
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

Part 2 of this Consultation Statement (from page 50) summarises all statutory and non-statutory consultation, undertaken in developing the Clyst St Mary and Sowton Neighbourhood Development Plan, with those bodies we have identified as statutory or strategic consultees.

Our purpose was to:

- to ensure the neighbourhood planning review process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

Part 1: Community Consultation Statement

In March 2020 Bishops Clyst Parish Council agreed to prepare a new version of the Bishops Clyst Neighbourhood Plan. Following a monitoring study, a Scoping Study was prepared for the Parish Council which recommended that, in the light of changing circumstances and opportunities since the first version was ‘made’ in 2017, a revised version of the Neighbourhood Plan should be prepared. A set of guidelines for the preparation of a revised Neighbourhood Plan was agreed (see Appendix 1). It was also agreed that the new Plan should be called the Clyst St Mary and Sowton Neighbourhood Plan to relate it better to local settlements and communities.

The Parish Council was keen to ensure that the Clyst St Mary and Sowton Neighbourhood Plan should remain a community-led document. A Neighbourhood Plan Review Group was established from community volunteers along with Parish Council representation to prepare the Plan and, in doing so, keep the community as informed and involved as possible.

Consultation was undertaken by the Review Group following an agreed programme, conforming to the regulations, and based on guidelines and good practice from elsewhere. The key consultation events and surveys that took place were at the following stages in the neighbourhood planning process:

Clyst St Mary and Sowton NP – Consultation Events		
Event	Dates	Purpose
Community Questionnaire	Oct 2021	Seek community views on the current NP and how it may change to remain relevant
Site Consultation	Sep 2022	Seek community views on residential development site options
Reg.14 Consultation	Jul 2024	Seek community views on the draft Pre-Submission Version of the NP

1. Summary of Consultation Approach to Engage the Community

The community consultation stages were set as key milestones in the Project Plan. The Review Group was keen to ensure that each consultation stage was properly planned for, and the community at large understood when and why they were being consulted.

Phase 1: Reviewing NP
Review applications and decisions 2017-21
Current strategic context
Consult key statutory and strategic bodies
Community consultation
Policy by policy review
Report on scope and extent of renewal
Phase 2: Renewing NP
Up-date of aims and objectives
Up-date of evidence
Technical Studies*
Revise and re-draft policies
Stakeholder Consultation
Community Consultation
Re-draft Plan
SEA/HRA*
Phase 3: Refining NP
Prepare Pre-Submission Version of NP
Regulation 14 consultation
Consider comments & amend
Prepare Consultation Statement
Prepare Basic Condition Statement
Approve submission documents

Aside from the highly programmed and organised consultation ‘events’, the Review Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by:

Communication and Feedback Methods:
Public exhibitions, meetings, and events
Articles and Notices in the Clyst Valley News
Parish Council Website, with dedicated NP pages
Social Media –Facebook page
Local newsletters and noticeboards
Community questionnaire and surveys
Review group meetings with open sessions
Discussion with local businesses
Directly contacting wider-than-local organisations and agencies
Word of mouth by parish councillors
Consultation ‘windows’
Correspondence

2. Equality and Inclusivity

We understood that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation, or trade union affiliation. We made efforts to reach those in the Parish that others have traditionally found hard to reach and hard to hear. We delivered information on more than one occasion to all dwelling units in the area. We conformed to our agreed community engagement strategy (see Appendix 5) to ensure we followed a structured and inclusive approach and to monitor our effectiveness.

3. Community Questionnaire

The Review process was launched with a community questionnaire in October 2021. The questionnaire sought feedback and opinion from the community on the impact and efficacy of the current Bishops Clyst Neighbourhood Plan (operative since March 2017) and their thoughts on the purpose and priorities for a new version of the Plan.

An initial deadline for completion and submission of the questionnaire was set for Monday 8th November 2021. After an analysis and review of the response received by that date, the Neighbourhood Plan Review Group, at its meeting on the 25th November 2021, agreed to extend the ‘survey’ period and to arrange for a flyer to be delivered to all dwellings encouraging people to share and complete the questionnaire (see Appendix 2). The flyer (Appendix 5) was delivered with the January 2022 edition of the Clyst Valley News and separately distributed in Sowton, which is not covered by the Clyst Valley News. Its significance was also highlighted on Facebook.

Clyst St Mary and Sowton NP Questionnaire	
Date(s)	Oct 2021 – Jan 2022
Deliver Method(s)	Website and paper copies available at the Stores at Clyst St Mary, the Cat and Fiddle PH, and Sowton Church.
Publicity	Clyst Valley News, Facebook, and the Parish Council’s website Flyer in CV News Leaflet delivery in Sowton
No. of completed questionnaires returned	41
Return Options	Via website, post and by hand at drop-off points

3.1 Who was consulted?

Residents and businesses were invited to complete the questionnaire. An initial deadline for completion and submission of the questionnaire was set for Monday 8th November 2021. After an analysis and review of the response received by that date, the Neighbourhood Plan Review Group, at its meeting on the 25th November 2021, agreed to extend the ‘survey’ period and to arrange for a letter to be delivered to all dwellings encouraging people to share complete the questionnaire (see Appendix 2). The letter (see Appendix 5) was delivered with the January 2022 edition of the Clyst Valley News and separately distributed in Sowton, which is not covered by the CV News. Its significance was also highlighted on Facebook.

3.2 What they said

The first part of the questionnaire asked questions about the current Neighbourhood Plan. Just over half of respondents (54%) had referred to the Neighbourhood Plan for information or guidance since March 2017. For most people their frequency of reference to the Plan was two or fewer times in a year. 46% of respondents have found the Neighbourhood Plan to be helpful, 38% are not sure. 16% say it has not been helpful. Most policies in the current Neighbourhood Plan were considered to still have relevance. The analysis showed the community’s priorities were clearly focussed on safeguarding community spaces and facilities and protecting and enhancing the rural setting in which they live. The further industrialisation and commercialisation of the area was not favoured.

The second part of the questionnaire asked about the priorities for a new neighbourhood plan. A greener neighbourhood plan that safeguards natural assets and resources and retains the sense of a rural community is what local people want. In priority order, people want the Plan to major on:

- Protecting the natural environment 90%
- Retaining the rural character of the area 78%
- Reducing our carbon footprint 71%
- Improving community facilities and services 66%
- Using renewable energy 66%
- Reducing the impact of the motor vehicle 66%
- Increasing public access to the countryside 51%

Community benefits and gains 51%

Regarding more new houses and population growth, local opinion was very divided, but a third of respondents (34%) seem opposed to further growth on any scale. 37% express support for development of up to 50 dwellings over the period to 2040.

People were asked if they had any general comments regarding future planning and development in the parishes of Clyst St Mary and Sowton. There was a discernible expression of hope that a sustainable and distinct relationship can be established between the parish and Exeter, which respects the inherent value and character of the parish area and safeguards all that is special about it.

A summary of the results of the Survey can be seen in Appendix 4.

3.3 How the issues and concerns were responded

The Review Group considered a Report¹ on the community response to the Neighbourhood Plan Review Questionnaire in February 2022. It was agreed that the community's views and aspirations should be reflected in any proposed changes and additions to the Neighbourhood Plan.

¹ <https://www.bishopsclyst.org.uk/wp-content/uploads/2022/05/BCNP-Review-Community-Questionnaire-Analysis-feb22.pdf>

4. Development Site Options Consultation

The Parish Council decided that the review of the Neighbourhood Plan should consider whether it is advisable to allocate such residential development sites via the Neighbourhood Plan. To this end the Review Group commissioned a Site Options and Assessment Study² by specialist consultants, AECOM, which considered the ‘developability’ of 37 possible locations in the parish area. Of these, 17 were discounted by the Study. The remaining 20 sites were included in the assessment carried out.

A thorough analysis³ of twenty potential development sites resulted in seven parcels of land being short-listed by the Review Group, on which it was agreed, the community should be invited to have its say. A Community Consultation Event was arranged for 24th September 2022.

Clyst St Mary and Sowton NP Development Site Consultation	
Date	Sep 2022
Method	Exhibition Consultation Event Website Social Media
Publicity	Social Media Clyst Valley News
Event Location	CSM Village Hall (24 th Sep 2022)
Event Attendance (Nos.)	113+

4.1 Who was consulted?

The community of the parish area of Clyst St Mary and Sowton were invited to comment on the development site options. These options with explanation, was publicised from the beginning of September 2022 on the website (see Appendix 8), social media (see Appendix 7) and in the Clyst Valley News (see Appendix 6). Leaflets were distributed widely (see Appendix 6). The detailed assessment and analysis reports and the relevant minutes of the Review Group were all made available on the website.

4.2 What they said

There was not a great deal of enthusiasm within the community for further growth and development in or around Clyst St Mary, nor anywhere else in the Parish. It is a rural area and many feel that its rurality, which is so highly valued, is threatened by major residential development. Moreover there is much concern about the capacity of the existing, less than satisfactory, local infrastructure to accommodate the scale of growth expected by the local planning authority.

Having said that, an acceptance that some growth may be inevitable, permeated the responses; along with a distinct call for more than adequate infrastructure improvements to ensure any further growth delivers benefits to the area and community. These should include an improved sewage system, a safer and more efficient transport network, greater flood resilience and more community spaces and facilities.

Of the seven areas of land that have identified as potentially suitable for development within the plan-period most support, and/or least objection, from the community was evident for one site with a potential yield estimated at 30 dwellings. This site alone would not meet the strategic requirements of the new Local Plan (as they were understood).

4.3 How the issues and concerns were responded to

The Review Group considered the community response in the context of what was likely to be an obligation (to meet the neighbourhood planning basic conditions) to accommodate the strategic target of new dwellings set by the Local Plan, which it had been informed was circa 75 dwellings. It was decided to allocate sufficient land in the draft of the new Neighbourhood Plan to meet that strategic target but to delay deciding which sites should be allocated until after the pending consultation⁴ on the new Local Plan.

² <https://www.bishopsclyst.org.uk/wp-content/uploads/2022/05/220510-Bishops-Clyst-Site-Options-and-Assessment-Final-Report.pdf>

³ <https://www.bishopsclyst.org.uk/wp-content/uploads/2022/06/Bishops-Clyst-Site-Residential-Selection-Process-Report-9Jun22.pdf>

⁴ The consultation on the East Devon Draft Local Plan 2020-2040 ran from 7th Nov. 2022 until 15th Jan 2023

5. Regulation 14 (Pre-Submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the local planning authority in advance of their statutory Regulation 16 consultation.

The Regulation 14 consultation on the Bishops Clyst and Sowton Neighbourhood Plan ran for an eight-week period from the Monday 1st July 2024 until 5:00pm, 26th August 2024. The Parish Council decided to extend the statutory period to allow for holidays.

The Neighbourhood Plan was made available online. Local correspondence and publicity stressed that the consultation period had been lengthened to give people plenty of time and opportunity to consider the contents of the Plan. A paper copy of the draft Plan was available for inspection along with comment forms at the Offices of the Parish Council.

5.1 Who was Consulted?

Regulation 14, of the Neighbourhood Planning (General) Regulations 2012, is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work, or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

It was our aim that all the residents and businesses within the parish area would be consulted together with a range of statutory and strategic bodies. A copy of the Pre-Submission Version of the Bishops Clyst and Sowton Neighbourhood Plan was sent to the Neighbourhood Planning Officer at East Devon District Council, for consultation purposes and distribution throughout the local authority'; although its planning officers had been involved in the process of finalising the policy content of the Pre-submission Version of the Plan.

5.2 How were they Consulted?

The Review Group publicised the publication of the pre-submission version of the Plan by letter, poster, newsletter article and leaflet. The 'notice' directed people to an online copy of the Plan. They could also request an individual copy. The Bishops Clyst Parish Council website also directed people to the Plan from its home page. The publicity indicated how to respond and stated the deadline by which representations needed to be returned. The Parish Clerk ensured that the requirements of Regulation 14, in terms of notices, publicity and the bodies and organisations consulted were all met.

5.3 What did the Consultees say?

A summary of the responses is set out at Appendix 15. The number of responses received from community interests was low. This is despite the consultation period being more than eight weeks rather than the statutory requirement of six weeks. This is despite a reminder being posted online and sent out by email to many on the consultation list.

The low number of community/local responses was considered by the Review Group and explained in part by the fact that this is consultation on modifications to an existing neighbourhood plan and a general acceptance of, or satisfaction with, the proposed modifications. A report on the response to the consultation was considered by the Review Group in September 2024.

Based on the feedback received from the community, several minor amendments were made to the draft Plan. It was not considered necessary to make major amendments or significant policy changes based on the generally supportive response received.

6. Conclusions

The level of community consultation and engagement undertaken during the production of the Bishops Clyst and Sowton Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan.

The comments received at each stage of preparation of the new the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is reflective of what local people wish to see happen for their village.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1 of Part 1

Neighbourhood Plan Revision Guidelines

Review Group - Agreed Guidelines for Preparing a Revised Neighbourhood Plan
A revised Neighbourhood Plan is needed to ensure there are relevant local policies in place when the new East Devon Local Plan becomes operational. It is a revised Plan that is required, not a new one.
Now is a very good time to prepare a revised Neighbourhood Plan. The new Local Plan is taking shape it should be advantageous to revise the Neighbourhood Plan in parallel with the new Local Plan to achieve the most synergy and to ensure the Local Plan recognises what is in the best interests of the Parish.
It is likely that there will be local opposition to some of the proposed policies in the new Local Plan, particularly those relating to the location and scale of the proposed new town. The Neighbourhood Plan cannot contradict the strategic aspects of the Local Plan. But the evidence that is gathered during the preparation of the Neighbourhood Plan can be used to challenge the proposed strategic policies if they are not thought favourable to Bishops Clyst.
Ultimately the Neighbourhood Plan must comply with the strategic policies and meet, as a minimum, the strategic development targets for the Parish as set by the Local Plan. All viable development options that satisfy the strategic targets and also achieve the aims and objectives of the Neighbourhood Plan, should be considered.
There is seemingly little community support for significant growth, and little evidence that local housing needs cannot be satisfactorily met in the vicinity of the Parish. However, development which helps address existing infrastructure problems should be given consideration.
Given proposals for further business areas nearby, there is no justification for any extensions of the current business areas in the Parish. The Neighbourhood Plan should seek to restrict further business development in the interest of limiting the urbanisation of what is still a rural Parish.
The Neighbourhood Plan will benefit from more specificity. Wherever possible, policies in the revised Neighbourhood Plan should have specific requirements that clearly articulate what the community want to see, and ensure developments achieve high standards of sustainability and safety.
Such specificity should include the allocation of the main development sites with site-specific criteria. This will provide more certainty and help protect other areas.
Where possible policy criteria should match those in similar policies in the neighbourhood plans of adjoining parishes.
There should be more emphasis on design aspects and the Plan should be accompanied by a Design Code ⁵ , which will replace the current Design Statement.
Flood risk must be a serious consideration in policymaking and setting development criteria.
The built-up area boundary for Clyst St Mary should be amended to include completed development sites, those with a current planning approval, and any that are allocated in the Neighbourhood Plan. All other parts of the Parish should be regarded as countryside or development within the countryside and subject to firm restrictions on what further development or changes of use can take place. Any development should be accompanied by mitigation that will achieve a net gain in biodiversity.
The 'green agenda' that is favoured by the community should be clearly reflected in the aims, objectives, and the policies of the revised Neighbourhood Plan.
Policies that protect the countryside, green areas and open spaces should be strengthened.
It is imperative that infrastructure capacity is to the fore and any development must ensure that there is adequate capacity within the infrastructure, and it does not make things worse.
Whilst most highway and traffic matters are outside the scope of the Neighbourhood Plan, in association with infrastructure considerations the impact of any development on issues associated with the local road network should be a mandatory consideration.
There should be additional policies in the Neighbourhood Plan to: <ul style="list-style-type: none"> • safeguard the historic character of the settlements and the heritage of the Parish • promote biodiversity within the settlement areas • protect and enhance community facilities • minimise the impact and intrusion of the motor vehicle
The revised Neighbourhood Plan should be titled 'the Clyst St Mary and Sowton Neighbourhood Plan' to better identify the area and settlements that are covered by the Plan.
The aims and objectives should align with current community opinion and priorities (see over).

⁵ <https://www.gov.uk/government/publications/national-model-design-code>

Appendix 2 of Part 1

Community Organisation Letter and Survey

Dear *Organisation Contact*

The Bishops Clyst Neighbourhood Plan has been 'in force' for almost five years. The Parish Council has decided that it is time to review the Neighbourhood Plan to assess what effect it has had on local development decisions and consider whether parts of it need to be updated.

A questionnaire has been produced for the residents and businesses of Clyst St Mary and Sowton to share their thoughts on the Bishops Clyst Neighbourhood Plan. We would be grateful if you would encourage all your members to complete the questionnaire, preferably online. Their views are important to us.

Attached to this letter you will find a short survey form that has been designed for community groups and organisations. We would appreciate feedback on the Bishops Clyst Neighbourhood Plan from the perspective of your group/organisation and any suggestions that you may have on how the next version of the Neighbourhood Plan can assist your aims and activities.

Please could you return the survey form by the 8th November 2021. If you do need a little more time, please let me know.

Thank you

K Bennett

Clerk

Bishops Clyst Parish Council

Bishops Clyst Neighbourhood Plan Review

Community Organisation Survey 2021

- Q1.** Has the Bishops Clyst Neighbourhood Plan (2014-31) been of positive value to your group/organisation?
If yes, please explain how? **Yes/No**
- Q2.** Has the Bishops Clyst Neighbourhood Plan (2014-31) been an impediment to your group/organisation?
If yes, please explain how? **Yes/No**
- Q3.** How do you regard your current location and accommodation?
Very satisfactory / Satisfactory / Not satisfactory
What, if anything needs changing?
- Q4.** Does your group/organisation have any plans or projects in mind over the next five years that may require planning permission?
If yes, please give details? **Yes/No**
- Q5.** What land use policies may help your group/organisation in the next five years, either by protecting what we have, or by facilitating new development?
- Q6.** Are there any community facilities, currently lacking in the area, that would help strengthen our community?
Yes/No
If yes, please specify?

Name of Group/Organisation _____

Number of members

Person Completing Survey _____

Email: _____

Please return to: bishopsclyst@gmail.com

Appendix 3 of Part 1

Letter to Local Businesses September 2021

Bishops Clyst Neighbourhood Plan

I am writing to inform you that Bishops Clyst Parish Council has commenced the process of reviewing and refreshing its Neighbourhood Plan.

The Bishops Clyst Neighbourhood Plan came in to force in March 2017. It can be found online at: <https://www.bishopsclyst.org.uk/neighbourhood-plan/>

We are inviting local businesses and landowners to share with us:

- any observations you wish to make on the role and efficacy of the current Neighbourhood Plan, from the perspective of your business;
- any thoughts you may have on what land use policies in the new Neighbourhood Plan for Bishops Clyst would help facilitate the ambitions you have for your business in the local area; and
- any suggestions you have on what the new Bishops Clyst Neighbourhood Plan should focus on or help to achieve.
- do you own land in the parish **area of Clyst St Mary or Sowton that you would like to put forward for development?** The Neighbourhood Plan Review Group would like to invite local landowners to submit their site/sites for consideration in the Bishops Clyst Neighbourhood Plan. A formal Site Assessment will be undertaken for any site submitted and does not necessarily mean that the site will be included in the final plan. Please email bishopsclyst@gmail.com, for an 'Expression of Interest' form.

We would welcome hearing from you on these and any other matter you think is relevant by email or letter by 8th November 2021.

A questionnaire has been produced for individuals with an interest in the Clyst St Mary and Sowton area to share their thoughts on the Bishops Clyst Neighbourhood Plan. It can be found at <https://www.bishopsclyst.org.uk/neighbourhood-plan.../>. Please feel free, and encourage your employees, to complete the questionnaire.

We look forward to hearing from you in due course.

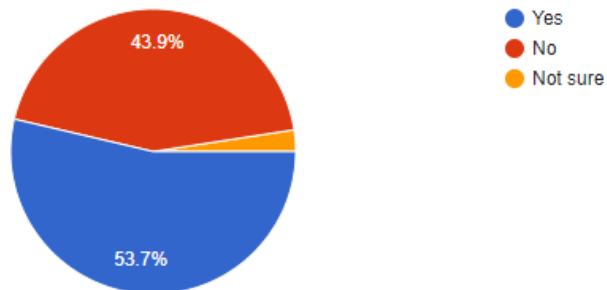
Yours,

Appendix 4 of Part 1

Community Questionnaire and Results (extract)

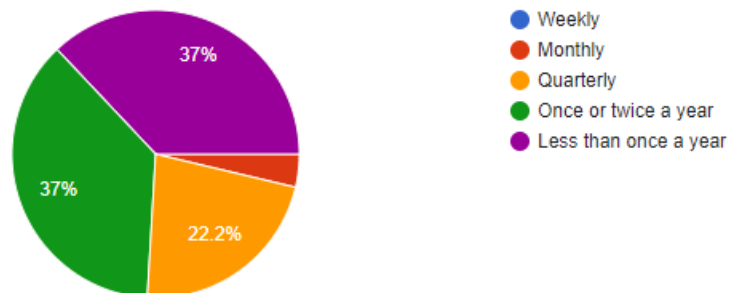
Since March 2017, have you referred to the Neighbourhood Plan for information or guidance on local planning matters?

41 responses



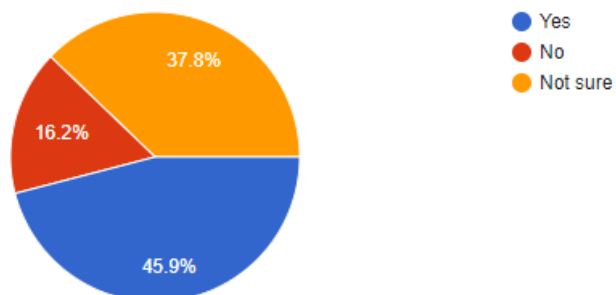
If yes, how often have you referred to the Neighbourhood Plan?

27 responses



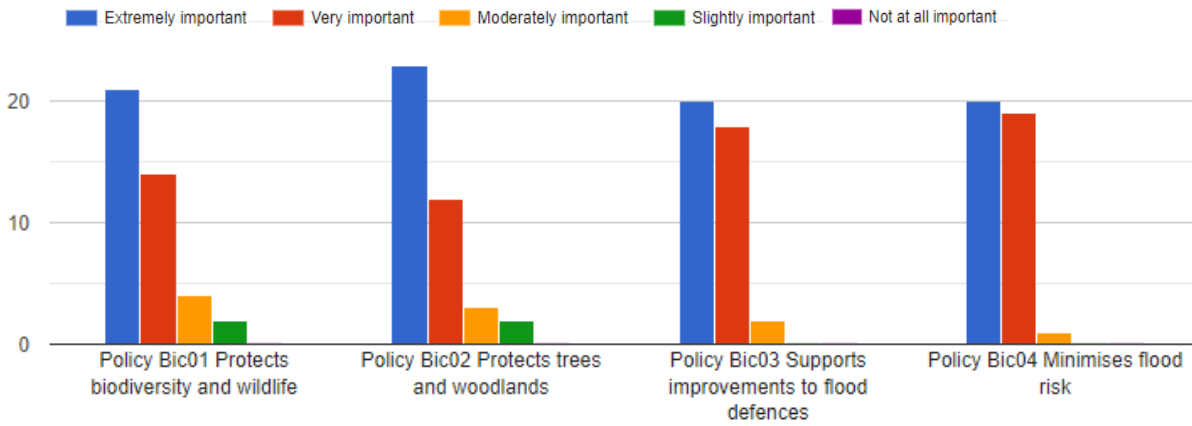
Have you generally found the Neighbourhood Plan helpful?

37 responses

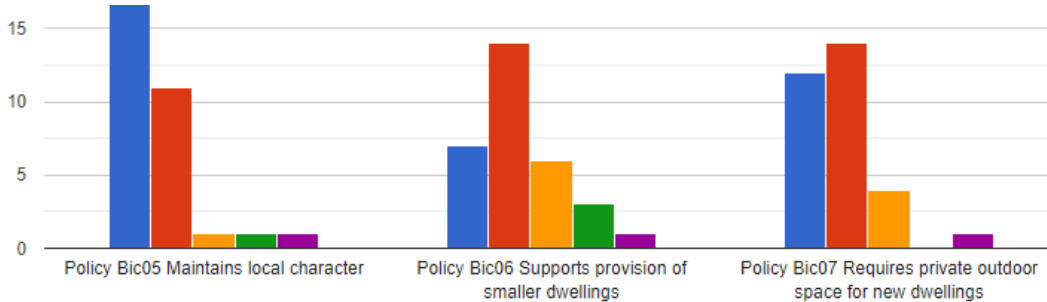


About the Policies in the Neighbourhood Plan

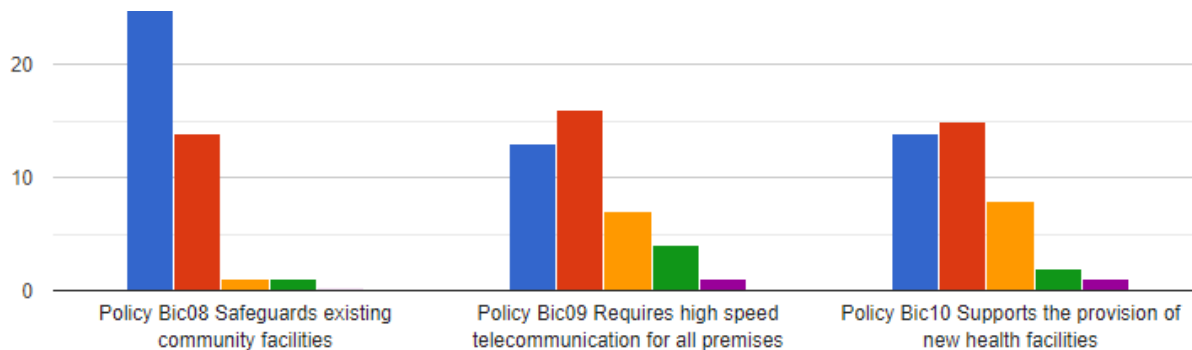
How do you regard the environment policies in the Neighbourhood Plan?



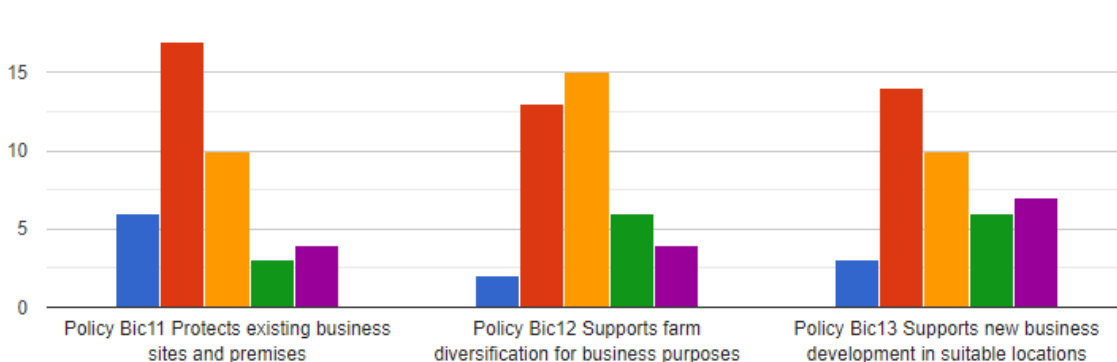
How do you regard the housing policies in the Neighbourhood Plan?



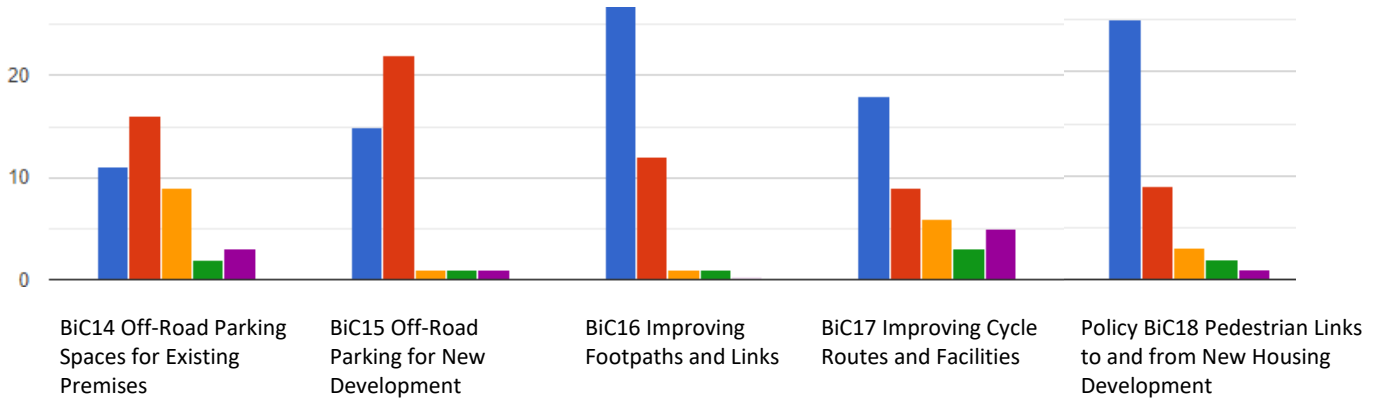
How do you regard the community policies in the Neighbourhood Plan?



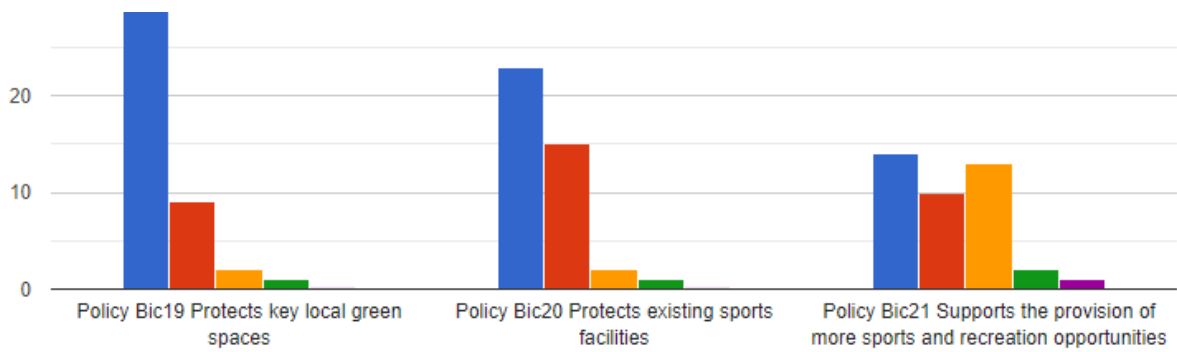
How do you regard the business policies in the Neighbourhood Plan?



How do you regard the transport policies in the Neighbourhood Plan?

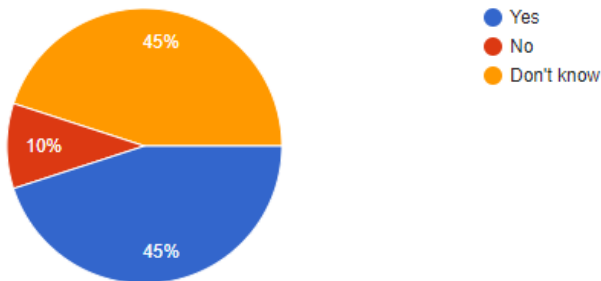


How do you regard the open space policies in the Neighbourhood Plan?



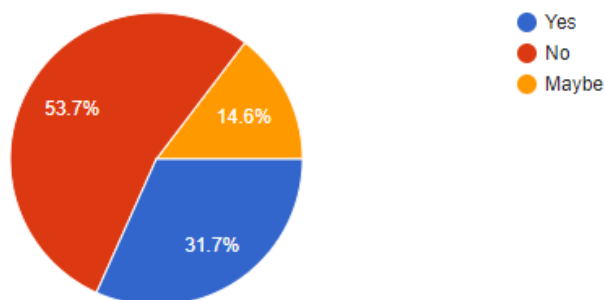
Are there particular policies in the Bishops Clyst Neighbourhood Plan (2014-2031) that you think have failed?

40 responses



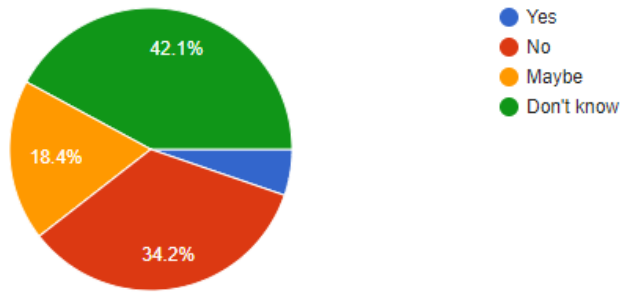
As a companion document to the Neighbourhood Plan, a Bishops Clyst Design Statement was produced and published in October 2015. Its purpose is to influence the design and layout of new development. Are you aware of the Bishops Clyst Design Statement?

41 responses



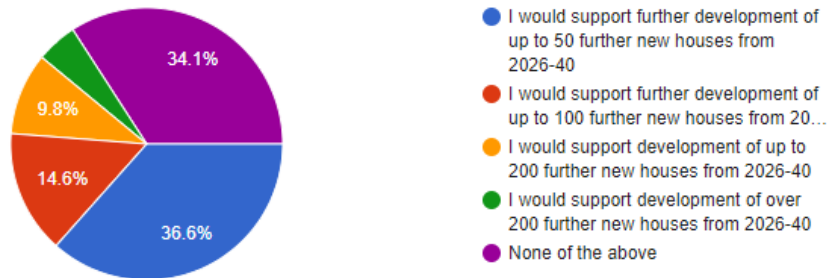
Do you think the Bishops Clyst Design Statement has had a positive influence on the quality of design of new development over the past six years?

38 responses



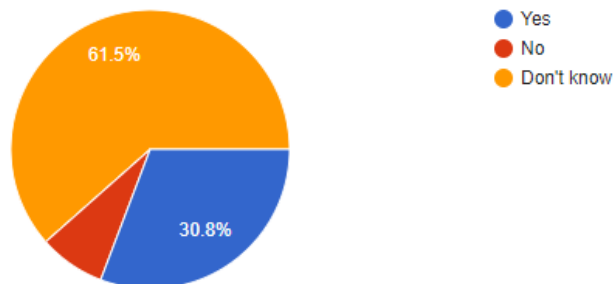
What is your view on further HOUSING DEVELOPMENT and POPULATION GROWTH in our Parish?

41 responses



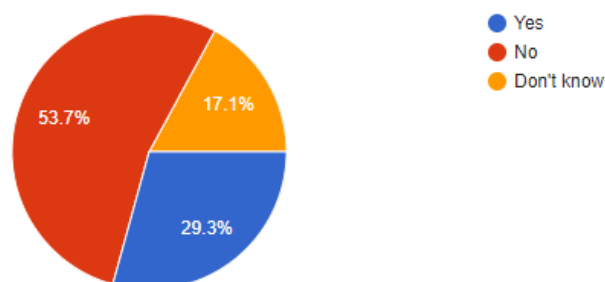
Do you think the Bishops Clyst Design Statement remains relevant?

39 responses



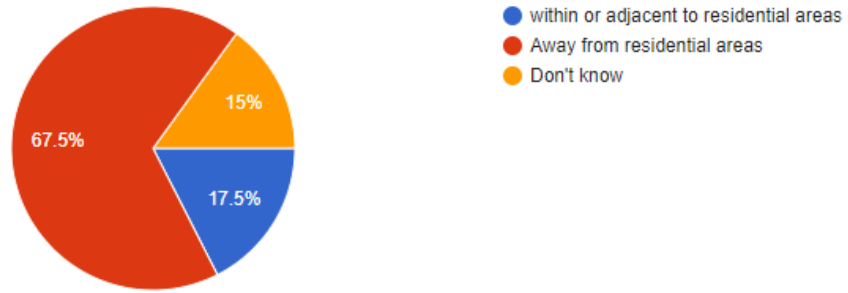
Should BUSINESS DEVELOPMENT in the area be encouraged?

41 responses

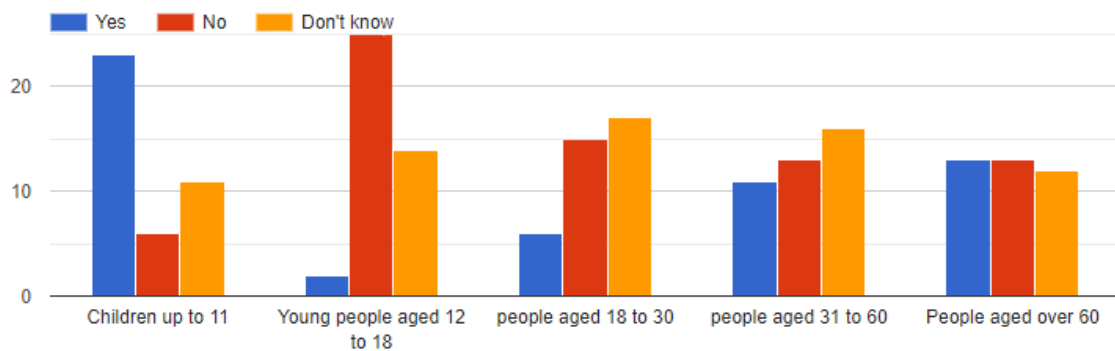


Where is it better for small COMMERCIAL DEVELOPMENT or OFFICES to be developed?

40 responses

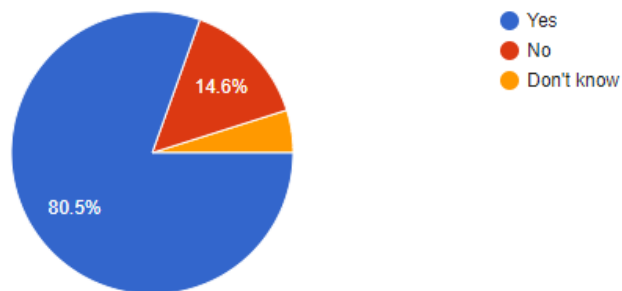


Do you feel the following age groups are adequately catered for at present with local LEISURE and RECREATION facilities and opportunities?



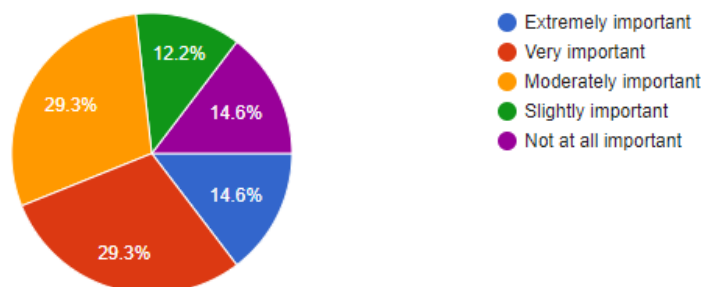
Should the 40mph SPEED LIMIT be extended from Westpoint to Cat and Fiddle?

41 responses



How important is the PEDESTRIAN BRIDGE to Clyst St Mary?

41 responses



Your Neighbourhood – Your Plan!



Some things your fellow residents have already told us...

- *We should protect the local countryside and the distinct rural character of the area*
- *The impact of climate change on the local area should not be underestimated*
- *We should strive to be a much greener and cleaner community*
- *Much of the local infrastructure cannot cope with further development*
- *We must reduce the impact of the motor vehicle*
- *New development should be related to an identifiable local need*

...is there anything you want us to change or add?

Please share your thoughts with us on the future of Clyst St Mary, Sowton and Cat and Fiddle, by responding on the Parish Council website: <https://www.bishopsclyst.org.uk/neighbourhood-plan/>

(It only takes about 10 minutes to complete.)

Not on line? *Paper copies of the questionnaire can be collected from the Stores at Clyst St Mary and the Cat and Fiddle - or from Sowton Church (when open)*

Remember...

It's Your Neighbourhood – Your Plan!

*Published on behalf of the Bishops Clyst Neighbourhood Plan Review Group
of Bishops Clyst Parish Council*



Bishops Clyst Parish Council

Neighbourhood Plan Exhibition

Saturday 24th September 2022
from 11:30 a.m. to 5:30 p.m.
at Clyst St Mary Village Hall

Why are we holding this?

Your Neighbourhood Plan, which states how you want the parish to develop, over the next ten years, must be updated to take account of East Devon's Local Plan, which is currently under development.

One important effect on the parish is that we may need to find space for something in the region of 75 new homes, *in addition to those already under construction or in an advanced stage of planning*, to be constructed over the fifteen years or so.

What has already been done?

A number of land owners, who have expressed interest in providing space for the new houses, have submitted their proposals. The parish council commissioned consultants to perform the technical assessment of these proposals and has assessed the results.

This process has identified 7 sites, which are believed provide the best combination of features to achieve the outcome required by the district council's current approach.

Where do you come in?

The parish council now invites all residents to see how these proposals will affect *them* and make *their* views known.

How can you take part?

Come to the exhibition, see the plans for yourself and fill in a simple questionnaire to give us your opinions.

You can also look on the parish council's website: [Neighbourhood Plan Review - Bishops Clyst Parish Council](#) where you'll find all the council's reports and other information on what we've done on your behalf so far.

It's Your Plan - so tell us what you want!

Appendix 7 of Part 1

Facebook Page September 2022

Message from the Parish Council:

NEIGHBOURHOOD PLAN EXHIBITION

Saturday 24 September 2022 11.30 am – 5.30 pm

Clyst St Mary Village Hall

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It's Your Plan - so tell us what you want!

Neighbourhood Plan Exhibition

Aug 24, 2022

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11.30am to 5.30pm

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It's your Plan – so tell us what you want!

Appendix 9 of Part 1

Reg.14 Consultation - Community Groups, Organisations and Businesses

Local Businesses	Local Organisations
Ace Signs	Badminton Club
Acorn Ecology	Cat & Fiddle Residents Assoc.
Advance Environmental	CSM School
Andrew Hart	CSM Players (Drama Group)
Ass of ED Chambers of Commerce	CSM Village Hall
Belbin Wells Design	CSM PCC
Berkley Parks (C&F)	Clyst Valley FC
Cambrian Group	Oil Mill Lane Residents Association
Cat & Fiddle Inn	Save Clyst St Mary Group
Cavanna Homes	Short Mat Bowls
Clean Earth Energy	Sports & Rec Committee
Clyst Valley Seeds	Sowton PCC
Crealy (C R Down)	Sowton Village Hall
Dartline	
DCAA (Westpoint)	
Devon Travel Academy	
Eastcote	
E Devon Fed of Small Businesses	
Exeter Chiefs Rugby	
Exeter City FC	
F&C REIT (Aviva)	
Gas Power UK	
Glendale (Silvanus & Eco-sit)	
Good Game Co	
Half Moon Inn	
Heart of SW Enterprise Partnership	
James Riggell Joinery	
Kensa Heat Pumps	
MD Building Services	
Mills & Son	
Pangea TV	
Parable Designs	
Patio centre	
PCL Planning	
Plastering company?	
Rydon Motors	
St Bridget Nurseries	
Shield Environmental Services	
South Devon Herd Book Soc.	
Terry Adams	
Trinity Fire & Security Systems	
Vivax Metrotec	
Western Event Hire	

Clyst St Mary and Sowton Neighbourhood Plan

Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c), notice is given that a formal pre-submission public consultation on the draft Clyst St Mary and Sowton Neighbourhood Plan (2023-2040) will start at **09:00 1st July 2024 for an eight-week period.**

About the Plan

The Neighbourhood Plan (the Plan) for the parish areas of Sowton and Clyst St Mary has reviewed and revised to take account of changing opportunities and challenges. The Plan will provide a means of guiding, promoting, and enabling balanced sustainable change and growth within the Parish for the period up until 2040.

Bishops Clyst Parish Council invites comments on the revised Plan. All responses received will be considered by the Neighbourhood Plan Review Group and the Parish Council to produce a version of the Plan which will then be submitted to the Local Planning Authority for examination by an independent examiner.

Viewing the Draft Plan and Commenting on it

The draft Clyst St Mary and Sowton Neighbourhood Plan along with other evidence base documents and comments form will be found at:

<https://bishopsclyst.org.uk/neighbourhood-plan-review/>

A copy of the Draft Plan may be viewed at the Parish Council Offices at Clyst St Mary Village Hall, during normal office opening hours, Monday to Wednesday 9.00am to 12.30pm. Please phone ahead to ensure the office is open on 01394 874405.

You may comment on the Plan preferably by

- Completing the online comments form
- Completing the paper form and submitting in the response box or posting or handing it in to the Parish Council, at the Village Hall, Clyst St Mary, EX5 1AA.

Alternatively, you may submit your written comments in any form, but you must include your name, organisation (if applicable) and postcode for these to be accepted.

All comments will be publicly available and identifiable by organisation (where applicable).


All comments must be received by **17:00 26th August 2024.**

Bishops Clyst Parish Council

June 2024


Appendix 11 of Part 1

Reg. 14 Email/Letter to Community Consultees, Jun 2024

 Outlook

[Draft] Fw: Clyst St Mary and Sowton Neighbourhood Plan - Regulation 14 Pre-Submission Consultation

From bishopsclyst@gmail.com

 1 attachments (512 KB)

Reg.14 Consultation Notice Jun24.pdf;

From: bishopsclyst parish council <bishopsclyst@gmail.com>

Sent: Tuesday, June 25, 2024 10:03 AM

To: bishopsclyst@gmail.com <bishopsclyst@gmail.com>

Subject: Clyst St Mary and Sowton Neighbourhood Plan - Regulation 14 Pre-Submission Consultation

To whom it may concern.

I am writing to inform you that the Pre-Submission Consultation on the proposed revised version of the Neighbourhood Plan for the parish areas of Clyst St Mary and Sowton will take place between 09:00 1st July 2024 and 17:00 26th August 2024.

You are invited to comment on the Pre-Submission Version of the Clyst St Mary and Sowton Neighbourhood Plan which can be viewed, together with associated documents and comment form, here:

<https://bishopsclyst.org.uk/neighbourhood-plan-review/>

The formal notice of the Regulation 14 Pre-Submission Consultation, which contains full details of how to comment, is attached.

Yours faithfully

Karan Bennett

Bishops Clyst Parish Council Clerk

The Village Hall, Clyst St Mary, Exeter EX5 1AA

01392 874405

Office Hours Monday to Wednesday 9.00am to 12.30pm

IMPORTANT NOTICE:

This email message is sent on behalf of Bishops Clyst Parish Council and is intended solely for the person or organisation to whom it is addressed. It may contain privileged/confidential information and if you are not an intended recipient, you must not copy, print, distribute or take any action in reliance on it. If you have received this message in error, please return it to bishopsclyst@gmail.com and delete it and any attached files from your system. Senders and recipients of e-mail should be aware that under UK Data Protection and Freedom of Information legislation these contents may have to be disclosed in response to a request. This e mail message has been scanned for computer viruses, However, Bishops Clyst Parish Council does not accept any liability in respect of damage caused by any virus which is not detected.

Appendix 12 of Part 1

News Letter Notice, July 2024

Clyst Valley News July 2024

Council meeting to see what we do and if you would like to be involved you can be co-opted on to the Council. Email a brief résumé to the Clerk (bishopsclyst@gmail.com) or drop a letter in to Clyst St Mary Village Hall.

Parish Council Meetings. Council meetings take place on the second Monday of the month and dates, agendas and minutes are posted on our website (www.bishopsclyst.org.uk) and on noticeboards in Clyst St Mary, Cat and Fiddle Park and Sowton Village.

Contact the Parish Council. Karan Bennett, PC Clerk, working from the PC office in Clyst St Mary Village Hall on Monday to Wednesday, 9 am to 12.30 pm. Call 01392 874405 or email bishopsclyst@gmail.com. *You are very welcome to drop in, but we recommend making an appointment to ensure someone is available to see you.*

Clyst St Mary and Sowton Neighbourhood Plan: Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c), notice is given that a formal pre-submission public consultation on the draft Clyst St Mary and Sowton Neighbourhood Plan (2023-2040) will start 9 am on 1st July 2024 for an eight-week period.

About the Plan. The Neighbourhood Plan (the Plan) for the parish areas of Sowton and Clyst St Mary has been reviewed and revised to take account of changing opportunities and challenges. The Plan will provide a means of guiding, promoting, and enabling balanced sustainable change and growth within the Parish for the period up until 2040.

Bishops Clyst Parish Council invites comments on the revised Plan. All responses received will be considered by the Neighbourhood Plan Review Group and the Parish Council to produce a version of the Plan which will then be submitted to the Local Planning Authority for examination by an independent examiner.

Viewing the Draft Plan and Commenting On It. The draft Clyst St Mary and Sowton Neighbourhood Plan along with other evidence base documents and comments form will be found at: <https://bishopsclyst.org.uk/neighbourhood-plan-review/>. A copy of the draft Plan may be viewed at the Parish Council Offices at Clyst St Mary Village Hall, during normal office opening hours, Monday to Wednesday 9 am to 12.30 pm. Please phone ahead to ensure the office is open on 01394 874405. You may comment on the Plan preferably by

- Completing the online comments form
- Completing the paper form and submitting in the response box or posting or handing it in to the Parish Council, at the Village Hall, Clyst St Mary, EX5 1AA.

Alternatively, you may submit your written comments in any form, but you must include your name, organisation (if applicable) and postcode for these to be accepted. All comments will be publicly available and identifiable by organisation (where applicable). All comments must be received by 5 pm on 26th August 2024.

Bishops Clyst Parish Council, June 2024


Clyst Valley Preschool

Yay, It's Summer Term!!

Hopefully we'll get lots of sunny days, the perfect opportunity for messy and fun outdoor play! Our focus this month is, as well as continuing to develop our new gardening area, Sealife, including the seashore and habitats, but we will also be having lots of fun with the themes of Mermaids and Pirates! We will also be enjoying our annual Sports and Fun Day, for which the children have



Facebook Notice for Local Community – Jul 2024



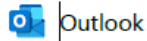
Ali West
Admin · 8 July · 🌐

Message from the Parish Council :
NEIGHBOURHOOD PLAN REG. 14 CONSULTATION

The Pre-submission consultation on the proposed revised version of the Neighbourhood Plan for the parish areas of Sowton and Clyst St Mary will take place between 09:00 1st July 2024 and 17:00 26th August 2024. You are invited to comment on the Pre-Submission Version of the Clyst St Mary and Sowton Neighbourhood Plan which can be viewed on the Bishops Clyst Parish Council website from 1st July 2024, together with associated documents and Comment form at Neighbourhood Plan Review - Bishops Clyst Parish Council

Appendix 13 of Part 1

Reg. 14 Reminder Email/Letter to Consultees, Aug 2024



[Draft] Fw: Clyst St Mary and Sowton Neighbourhood Plan - Regulation 14 Pre-Submission Consultation

From bishopsclyst@gmail.com

2 attachments (542 KB)

Reg.14 Consultation Notice Jun24.pdf; CSMNP Reg 14 Comment Form.docx;

From: bishopsclyst parish council <bishopsclyst@gmail.com>

Sent: Wednesday, August 14, 2024 11:45 AM

To: bishopsclyst@gmail.com <bishopsclyst@gmail.com>

Subject: Clyst St Mary and Sowton Neighbourhood Plan - Regulation 14 Pre-Submission Consultation

To whom it may concern.

Further to my email below, I would be very grateful if you would consider the draft Clyst St Mary and Sowton Neighbourhood Plan and let us have your comments by 26th August 2024. Full details can be found at [Neighbourhood Plan Review - Bishops Clyst Parish Council](#)

The formal notice of the Regulation 14 Pre-Submission Consultation, which contains full details of how to comment, and a comment form are attached. Or please provide your comments in an email if preferred.

Many thanks for your assistance.

Yours faithfully

Karan Bennett

Bishops Clyst Parish Council Clerk
The Village Hall, Clyst St Mary, Exeter EX5 1AA
01392 874405
Office Hours Monday to Wednesday 9.00am to 12.30pm

Facebook Reminder to Local Community – Aug 2024



Ali West

Admin · 13 August · 🌐

Message from the Parish Council :

REMINDER: NEIGHBOURHOOD PLAN REG. 14 CONSULTATION

The Pre-submission consultation on the proposed revised version of the Neighbourhood Plan for the parish areas of Sowton and Clyst St Mary will end at 17:00 26th August 2024. You are invited to comment on the Pre-Submission Version of the Clyst St Mary and Sowton Neighbourhood Plan which can be viewed on the Bishops Clyst Parish Council website, together with associated documents and comment form at :

<https://bishopsclyst.org.uk/neighbourhood-plan-review/>

Appendix 14 of Part 1

Reg. 14 Consultation Comment Form



NEIGHBOURHOOD PLAN COMMENT FORM

All information is available online at: <https://bishopsclyst.org.uk/neighbourhood-plan-review/>

Clyst St Mary & Sowton Neighbourhood Plan Regulation 14 Consultation

9:00am on 1st July 2024 – 5:00pm on 26th August 2024

The information you provide will be held on a database and used to assist in the preparation of planning documents.

The information will be used in accordance with the Data Protection Act (2018) and the data privacy policies of Bishops Clyst Parish Council.

We regret that we are unable to process any responses supplied without contact details.

Please tick as appropriate:

Responding as an Individual	<input type="checkbox"/>	
Responding on behalf of an Organisation	<input type="checkbox"/>	<i>Organisation:</i>
Agent Responsible on behalf of a Client	<input type="checkbox"/>	<i>Client:</i>

Please complete in BLOCK CAPITALS

		Agent's details (if applicable)	
NAME:		NAME:	
JOB TITLE/DEPT:		JOB TITLE/DEPT:	
ORGANISATION:		ORGANISATION:	
ADDRESS:		ADDRESS:	
POST CODE:		POST CODE:	
EMAIL:		EMAIL:	

Comments must be received no later than 5:00pm 26th August 2024.

Comments received after this time may not be considered

Please return to the Parish Clerk

By email: bishopsclyst@gmail.com

By post or in person to: Bishops Clyst Parish Council, The Village Hall, Clyst St Mary, Exeter EX5 1AA

Please tick/complete as appropriate:

Do you wish to:

Comment	
Support	
Object	

Are your comments:

General	
Specific	

If your comment is specific, to which Section/Policy does it refer: - Page/ Section: Policy No.:
--

Please make your comments here and indicate any changes you are seeking. Additional sheets may be attached to this form:
--

Appendix 15 of Part 1

Reg. 14 Community Response and Review Group Reactions

Comments Received from:
Bell Cornwell LLP for Darts Farm
Carney Sweeney on behalf of CR Down Farming Ltd and Stuart Partners Ltd
Clyst Valley AFC
Core Strategic Land (CSL)
Greenslade Taylor Hunt on behalf of Waddeton Park Ltd
Resident Clyst St Mary
Resident Clyst St Mary
Resident Sowton
Resident Sowton
Resident Winslade Park

Comments of direct relevance to the content of the Neighbourhood Plan				
Ref.	Respondent	Topic/Focus	Comments (edited)	Review Group Decisions
G/1	Resident WP	General	As a result of the approval there now remains a significant dangerous situation at the bottom of Winslade Park Ave where no pavement exists, no lighting exists. There is no plan to address these issues.	Highway management is outside the scope of the NP. Note problem highlighted by resident. No change needed.
G/6	Carney Sweeney on behalf of CR Down Farming Ltd and Stuart Partners Ltd	General	<p>Carney Sweeney is instructed to make written representations in connection with land south of A3052 and east of A376, Clyst St Mary, which is being actively promoted as a strategic allocation for new homes and associated uses.</p> <p>Our clients are actively promoting land south of A3052 and east of A376, Clyst St Mary as a strategic development allocation through the draft East Devon Local Plan, with an intention to submit an outline planning application in due course.</p> <p>The key point to note is that the proposal is designed as a standalone development. It will deliver social and community infrastructure along with a neighbourhood centre, all in step with new homes. A key characteristic of the proposal is that it is very likely to contribute towards the supply of new homes within five years, supporting EDDC's five-year housing land supply and helping to meet East Devon's acute affordable housing need.</p> <p>By aligning the development proposals with the NP objectives so that it can address some of these matters on site and making financial contributions to off-site infrastructure improvements, we aim to demonstrate that this development can deliver significant benefits to the local community while minimising any wider effects.</p> <p>We would welcome a collaborative approach with Bishop Clyst Parish Council as we progress with the development proposals and</p>	Note comments and proposals presented by respondent. No specific change needed.

			would like to be kept informed of the next stages of consultation for the Neighbourhood Plan.	
S6/8	Resident CSM	Section 6	Traffic congestion, Reliable and affordable transport links, Cycle Paths (e.g. Clyst Valley Trail) and a Park and Ride facility along the A 3052. I would like to see more emphasis on these as stated objectives within Section 6 of the Plan	Objectives were agreed before policies were determined. No change necessary.
P03/1	Resident S	BisC03	The Policy does not go far enough to address the need to keep the natural water courses, i.e. the River Clyst and Mill Leat clear. Both water courses at present restrict the natural flow of water, especially during times of flooding. The Policy should reinforce the need for management of the water courses to mitigate the risk of flooding to people and properties.	Suggestion is outside the scope of the NP. No change necessary.
P03/5	Resident S	Para. 7.19	The para. is not correct where it says Sowton village is relatively flood free aside from the access road.	Revise wording to para. 7.19 in conjunction with representatives from Sowton
P05/1	GTH on behalf of Waddeton Park Ltd	Bisc05	Waddeton Park Ltd does not support the current wording of the green wedges policy or the expansive areas proposed for designation under the policy.	Note opposition to policy wording and misinterpretation of extent of policy, which endorses the green wedge area proposed for the new Local Plan. No change suggested.
P11/2	Resident CSM	Map 8 BisC11	Interestingly, Map 8 shows a Health Centre in the vicinity of the car park at St Bridget's Garden Centre. Is this a proposal within the plan – as I can see no other reference to it? It does strike me that the proposed new housing development the two surgeries in Topsham and Woodbury will be unable to cope in the future. Clearly this is an NHS decision, but the Neighbourhood Plan might like to include this as a proposal.	Ask EDDC to amend the map to remove the words "Health Centre" from St Brigid's.
P11/6	Bell Cornwell LLP For Darts Farm	BisC11	Draft Policy BisC11 proposes the future built up area boundary of the village. We note that this is proposed to be extended to include the housing land proposed under Policy BisC12. For the reasons set out above, our client is strongly supportive of the proposal to allocate the housing land. It is therefore appropriate that the village's built up area boundary be extended to include this area. Darts Farm Ltd therefore SUPPORT the built-up area boundary as proposed under draft Policy BisC11.	Note support for the policy. No change required.
P12/12	Core Strategic Land (CSL)	BisC12	Vehicular access to the CSL site off Sidmouth Road is supported by CSL.	Include reference to specification in criterion b)

			There could be a 5.5 m wide road (or wider if required) off Sidmouth Road through the CSL site which would provide a future link to the site to the immediate north/ Bishops Court Lane. This road through the CSL site could be constructed to an adoptable standard.	Discuss with DCC
P12/13	Core Strategic Land (CSL)	BisC12	CSL object to the part within this policy which states that a link road must be “open to the public before occupation exceeds 50% of the total houses on the site”. It would not be possible to establish how many houses would represent 50% of the total houses if a planning application came forward for the CSL site first. A planning condition could be imposed on any planning permission for the CSL site if this came forward as a separate planning application requiring a through road to the land to the immediate north to be constructed prior to the occupation of say 80% of the dwellings approved.	Take account of objection to current criterion b) in redrafted policy to ensure it is fit for purpose and addresses developer’s concerns.
P12/14	Core Strategic Land (CSL)	BisC12	CSL would support criteria c) to g) for Policy BisC12 – land east of Clyst St Mary.	Note support for clauses c) to g) relating to the safety of cycling and pedestrians. No change required. Discuss any changes to policy with representatives of landowners and developers.
P12/19	Bell Cornwell LLP For Darts Farm	BisC12	We have every expectation that both land owners will be able to work together to deliver an acceptable development of the land and one which also satisfies the Parish Council’s objectives. It is our strong view that there is considerable merit to an allocation of the identified land for housing development. The land is large enough to provide the amount of housing which the Parish have identified as being required whilst at the same time providing for the road connection which is needed. The land is well related to the existing Greenspires development and is also free of major constraints, and unlike large area nearby is not proposed to be designation as Green Wedge. Subject to viability considerations, development of the land will also be able to assist with the delivery of affordable housing for local people. The provision of the road link through to Bishops Court Road has the ability to deliver benefits to the area by providing an alternative route for the traffic which currently passes through the village towards Courtway Equestrian and the Bishops Court Gardens Business Park. This benefit is likely to bring a tangible improvement to the environmental quality of Clyst St Mary.	Note support for policy. Discuss any changes to policy with representatives of landowners and developers.

			<p>In addition, and as the draft policy states, the allocation could be used to facilitate a connection to the wider cycle links in the area and in particular to those being proposed as part of the adjacent Clyst Valley Regional Park. This arrangement has the potential to make an important contribution to the provision of safe and attractive north-south cycle and pedestrian links across the wider area, for example to Winslade Park and onto Clyst St George. Such works can play an important role in allowing greater non-car connectivity in the area with all the environmental benefits this would bring to the area and by reducing reliance on the travel by car.</p> <p>Some preliminary work which has been carried out by our client's transport consultants, Stantec, confirms that the road and cycle links envisaged in draft Policy BisC12 are able to be delivered in an acceptable manner. We enclose an indicative plan which shows these, and which also indicate the contribution which they can make to the delivery of wider cycle links in the area.</p> <p>For the reasons set out above, Darts Farm Ltd therefore SUPPORT the overall approach being proposed in draft Neighbourhood Plan for housing provision in Clyst St Mary. They also SUPPORT the proposed allocation of the land identified in draft Policy BisC12 for housing</p>	
S10/1	Resident CSM	Section 10	<p>This same point applies to the Primary School also, and some expansion consideration should be explicit within Section 10.2. and 10.8. Maybe change wording from 'may need to expand further' to 'will need to expand further'.</p> <p>Thank you for taking time to consider these comments and observations.</p>	<p>Suggestion is contrary to the opinion of DCC.</p> <p>No change required.</p>
P16/1	GTH on behalf of Waddeton Park Ltd	BisC16	<p>The approach set out within Policy BisC16 is overly restrictive in that it does not promote any employment development, other than on existing business sites.</p> <p>As the wording of Policy BisC16 currently stands, it directly conflicts with national policy, the emerging East Devon Local Plan and is not worded positively.</p>	<p>Reword policy in accordance with suggestions of the LPA (below)</p>

Bishops Clyst and Sowton Neighbourhood Plan

Part 2: Consultation Statement – Statutory and Strategic Consultees

1. Introduction

This Consultation Statement has been prepared by the Bishops Clyst and Sowton Neighbourhood Plan Review Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted
- d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations.

Part 2 of this Consultation Statement summarises the statutory and non-statutory consultation undertaken with relevant statutory bodies and stakeholders, other than those that could be described as being a part of our community, in developing the Bishops Clyst and Sowton Neighbourhood Development Plan.

2. Summary of Consultation Approach to Statutory Consultees

The aims of the Bishops Clyst and Sowton Neighbourhood Plan consultation process included:

- to inform statutory bodies of the Parish Council's intention to review the Neighbourhood Plan
- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

3. Notice of Intention

During the formative stages of reviewing the efficacy of the made Neighbourhood plan and the need for amendment, letters/emails were sent to a list of statutory and strategic bodies (Appendix A) many of whom had been engaged with in the preparation of the first Bishops Clyst Neighbourhood Plan. We were much encouraged by the replies received and the many helpful suggestions.

4. Local Plan

In preparing the first version of the Neighbourhood Plan a close dialogue was established with East Devon District Council, to ensure that the emerging policies were not in conflict with the National Planning Policy Framework, were aligned to the Local Plan and that they were usable in a development management context. This process was considered beneficial and worthy of repeating in the preparation of a new Neighbourhood Plan, particularly as a new Local Plan was also in course of preparation.

Throughout the review and plan preparation process, correspondence and meetings were held with officers of the local planning authority from time to time (in person or virtual) to discuss site allocation alternatives, policy options, the role of a Design Code. EDDC's Neighbourhood Planning Officer has proven to be both supportive and helpful.

5. Sustainability

5.1 Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment

Several relevant and specific exercises were undertaken to ensure that any proposed modifications to the Neighbourhood Plan would not have significant environmental impacts or likely significant effects on the protected characteristics of the neighbourhood plan area.

As the Plan allocates specific sites for development, it was thought likely to require a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA)., which may influence the content of policies in the Plan.

In May 2023 EDDC carried out a screening exercise for both an SEA and an HRA. EDDC confirmed that regarding an SEA, *“as there is insufficient evidence available to conclude that harm will not occur to the environment as a result of the residential allocations in particular, a Strategic Environmental Assessment is required”*. Regarding an HRA, it was considered that there is potential for significant effects on two European sites, but strategic mitigation is in place through Strategy 5 of the East Devon Local Plan. EDDC concluded that in combination with the Local Plan Policy, there will be no impact on the integrity of the European sites.

However, in parallel with the LPA’s screening process, the Parish Council decided to seek advice from the environmental arm of AECOM a major infrastructure consultancy firm. It produced a report to inform the HRA in May 2023⁶. It recommended that given the proximity of the neighbourhood area to various European sites *“that are sensitive to recreational pressure and the precedence of in-combination mitigation requirements”*, the Clyst St Mary and Sowton Neighbourhood Plan should include policy wording to protect these sites from impact resulting from additional residential development.

An SEA Scoping Report⁷ was commissioned by the Review Group on behalf of the Parish Council, which was published by AECOM in May 2023. This set out the framework for both an SEA and HRA to be carried out.

An initial SEA Report⁸ (Oct 2023) concluded that *“overall, no significant effects are considered likely in implementation of the CSMSNP”*. Several recommendations were made in the SEA Report for consideration, aimed at avoiding or mitigating the possible negative impacts from major developments, in particular. In direct response to these recommendations, changes and additions were made to the allocation policies in the Pre-Submission Version of the Neighbourhood Plan.

Following changes made because of the comments received from the Regulation 14 consultation, AECOM was asked to carry out a further screening to consider whether a further detailed SEA was required. In November 2024, AECOM, revisited and updated the SEA, *“The SEA Regulations require the SEA process to identify, describe and evaluate the likely significant effects of the Clyst St Mary and Sowton Neighbourhood Plan and alternatives.*

The screening of the updates has concluded that the submission version of the Clyst St Mary and Sowton Neighbourhood Plan would not have any additional significant effects to those presented in the SEA Environmental Report which accompanied the Regulation 14 consultation on the Neighbourhood Plan. In light of the above, in association with the requirements of the SEA Regulations, further detailed assessment work is not required to explore the implications of the updates to the Clyst St Mary and Sowton Neighbourhood Plan.”⁹.

⁶ https://www.bishopsclyst.org.uk/wp-content/uploads/2023/11/HRA-Final-Clyst-Sowton-Neighbourhood-Plan_May23.pdf

⁷ https://bishopsclyst.org.uk/wp-content/uploads/2024/11/Clyst-St-Mary-and-Sowton-NP_SEA-Scoping-Report_v1.0_300523.pdf

⁸ <https://www.bishopsclyst.org.uk/wp-content/uploads/2023/11/SEA-complete-for-Reg14-Oct23.pdf>

⁹ https://bishopsclyst.org.uk/wp-content/uploads/2024/11/241113-Clyst-St-Mary-and-Sowton-NP_SEA-Environmental-Report_v3.0.pdf

6. Regulation 14 (Pre-submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the responsible body on the final draft plan prior to its submission to the local planning authority in advance of its statutory Regulation 16 consultation. Statutory consultants were sent notice in June 2024 of an eight-week consultation period starting from the 1st July 2024.

6.1 Drafting the Neighbourhood Plan

East Devon District Council is a key statutory consultee under Regulation 14. In advance of the statutory consultation period, whilst finalising the contents of the Pre-Submission Version of the Neighbourhood Plan, EDCC were consulted informally on matters relating to the policy content of the Neighbourhood Plan, particularly around site allocation policy and the relationship between the Neighbourhood plan and the emerging polices in the new Local Plan. This included email correspondence and face-to-face meetings.

6.2 Who else was Consulted?

Regulation 14 is specific about the organisations and stakeholders that must be consulted. The legislation requires that prior to submitting its neighbourhood plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All the statutory bodies and other strategic organisations, listed in Appendix E, were consulted on the Pre-Submission Version of the Clyst St Mary and Sowton Neighbourhood Plan, to ensure we complied with the requirements of Schedule 1 of the 2012 Regulations and had the widest opinion and feedback possible. The Regulation 14 consultation period for the Clyst St Mary and Sowton Neighbourhood Plan was carried out over an extended period of eight weeks from Monday 1st July 2024 until 5:00pm, 26th August 2024.

6.3 How were they Consulted?

Notice of the Regulation 14 consultation along with a link to the Clyst St Mary and Sowton Neighbourhood Plan was sent by email to all bodies and organisations on the consultation list (Appendix F), with an explanation of what was required for the consultation and the date when responses were required. All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. In the middle of August 2024 consultees that had not yet responded were reminded by email of the deadline and the importance of the consultation.

6.4 What did the Consultees say?

A summary of the responses received from statutory and strategic consultees and the Neighbourhood Plan Review Group's reaction and response to them is set out at Appendix G.

7 Conclusions

In preparing modifications to the Bishops Clyst Neighbourhood Plan we have made strenuous efforts to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our area.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the content of the Plan so that it not only reflects what local people and stakeholders wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix A of Part 2

List of Strategic Stakeholders Consulted 2021

Consultee
Active Devon
Age UK
Ancient Monument Society
Campaign for the Protection of Rural England
Civil Aviation Authority
County Land and Business Association
Dept. of Homes and Communities
Design Council
Devon & Somerset Fire & Rescue
Devon and Cornwall Police
Devon Countryside Access Forum
Devon County Agricultural Association.
Devon County Council Archaeology
Devon County Council Environment
Devon County Council Equality and Diversity
Devon County Council Planning
Devon County Council Planning and Transport
Devon Footpaths
Devon Local Nature Partnership
Devon Playing Fields Association
Devon Ramblers Association
Devon Wildlife Trust
East Devon Catchment Partnership
East Devon Ramblers Association
Environment Agency
Exeter and Devon Airport
Exeter City Council
Forestry Commission
Friends of the Earth (Exeter)
National Highways
Historic England
Homes and Communities Agency
Housebuilders' Federation
Marine Management Organisation
National Farmers' Union
National Trust
Natural England
Network Rail Infrastructure Ltd
NHS Devon
Planning Inspectorate
Plymouth and Devon Racial Equality Council
Road Haulage Association
RSPB
South West Water
Sport England
West Country Rivers Trust
Western Power
Woodland Trust
East Devon Greenspaces Officer
Adjoining Parishes
Broadclyst
Clyst Honiton
Clyst St George
Farringdon
Woodbury

Appendix B of Part 2

Statutory Bodies' Response to Review Proposal September-December 2021

Consultee and Date	Comment
<p>Team Support Exeter East Construction, Maintenance and Replacement Team Western Power 17 September</p>	<p>Thank you for your email regarding the above. Sowton and Clyst St Mary both fall under the Exeter East Construction, Maintenance and Replacement Team. Our team manager is Steve Hucks. We would be happy to advise on specific enquiries that may affect our plant, but do not have any general overall considerations that could be relevant to your plans at present.</p>
<p>Planning Manager (Highways Development Management), Operations Highways England 20 September</p>	<p>Thank you for consulting National Highways on the review of the Bishops Clyst 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.</p> <p>We are interested in the traffic impact of any future development proposals, specifically the impact of further large-scale growth on the efficient operation of M5 junctions 29 and 30, both of which experience congestion at peak times and offer limited scope for further future capacity improvements. Any revised 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 02/2013 The Strategic Road Network and the Delivery of Sustainable Development.</p> <p>We would encourage the policies of any revised Plan to seek to improve pedestrian and cycle links between communities, provide sustainable local transport alternatives to the private car and support improved connections to other non-car modes. We would also support policies which seek to safeguard and improve local facilities and services, which will lead to greater self-containment and reduce the need to travel.</p>
<p>Planning Administration Team Sport England 29 September</p>	<p>Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the</p>

	<p>neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England’s guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals. Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England’s Active Design Guidance: https://www.sportengland.org/activedesign (Please note: this response relates to Sport England’s planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.</p>
<p>Devon Countryside Access Forum 4 October</p>	<p>Thank you for your email about the review of the Bishops Clyst Neighbourhood Plan. The Devon Countryside Access Forum’s role is very specific as it has a legal duty to ‘advise on the improvement of access to land and the enjoyment thereof...’</p> <p>Therefore not all the questions on the online survey are relevant. On behalf of the Forum, I am attaching its Position Statement on Neighbourhood Plans. The aims and objectives within the Plan appear to fit this statement.</p> <p>The Devon Countryside Access Forum notes there is an objective to improving disability access to sport in the Sports and Recreation section (15). Whilst there is a reference to improving “signage and accessibility” in the Cycleways and Footpaths objectives (14), it is not clear whether this means disability access. The Forum advises that improving disability access to cycleways and footpaths would be a positive objective. The Forum’s Position Statement on Disability Access is attached. The Forum is aware that there are now plans for a Clyst Valley Regional Park and more detailed reference to working with this project to secure any benefits for the parish would be useful.</p> <p>The map of public rights of way - map 6 - is very helpful. The Forum assumes that this will be amended to reflect additions confirmed following the Definitive Map Review of the parish.</p> <p>Attached documents: Neighbourhood Plans Position Statement</p>

	Disability Access Position Jan 2021
<p>Designing Out Crime Officer Devon and Cornwall Police 1 October</p>	<p>I can see no specific reference to designing out crime, disorder or anti-social behaviour which I feel should be included within all such Neighbourhood Plans. Whilst these matters are covered within other national and council policies, I feel it is important that they are also embedded in such a plan.</p> <p>I would therefore suggest that the following statement or similar is included where deemed appropriate. "All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion"</p> <p>This can apply to all forms of development not just housing. It may also be just as relevant for community facilities, new car parks, footpaths, play areas, commercial development etc. Designing out opportunities for crime and anti-social behaviour will not only hopefully prevent or reduce such risk, but very importantly also help reduce the fear of crime. Thus, creating a safe and sustainable environment and not undermining the quality of life of community cohesion.</p>
<p>CPRE 16 October</p>	<p>Thank you very much for sending this to us. We would very much appreciate it if the parish council would kindly consider joining Devon CPRE - as a charity we just rely on memberships, donations and legacies, so the more members we have the more we can try to do. We have an excellent planning consultant, who is very experienced with neighbourhood plans, and we could ask her to advise us on this. We currently have over 60 town/parish councils and organisations who are members throughout Devon, and we are able to help them with planning issues in their parishes. I hope it will be of interest to Bishops Clyst - we'd really appreciate your support.</p> <p>I will send you some information in the post, but there is also info on our website</p>
<p>Historic Environment Officer Devon County Council 29 October</p>	<p>Thank you for inviting us to comment on the revision of the Bishops Clyst Neighbourhood Plan. We originally commented on the plan in 2016 and advised to include the Historic Environment as this is a material consideration in the planning process. The 2017 made version also lacks consideration of the Historic Environment. We have, therefore, updated our advice in line with the NPPF.</p> <p>Please find our comments and advice attached together with a copy of our generic Neighbourhood Plan letter and a document considering the heritage assets within the Lower Clyst Valley which has additional information on setting, archaeological potential, historic landscape characterisation and links to green infrastructure which we hope you will find useful. Also attached are the full details of the designated and non-designated heritage assets located within the Parishes of Sowton and Clyst St Mary currently recorded on the Historic Environment Record (HER).</p> <p>Please do come back to me if you require any further information.</p> <p>Historic Environment Team General Advice</p> <p>The historic environment will be a material consideration in deciding many of the planning applications submitted in your area. The National Planning Policy Framework (NPPF, Section 12, 125 Achieving well-designed places), says that Neighbourhood Plans (NP) can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Also Section 16, 184-202 on Conserving and enhancing the historic environment indicates that plans should make the most of 'heritage assets' (archaeological sites, historic buildings, landscapes) by setting out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</p> <p>The production of your Neighbourhood Plan is an ideal opportunity for you to determine what parts of your Historic Environment are important to the community and how they are best managed. You could think about how important these assets are to your community, perhaps by creating a local list.</p> <p>Should the site or building be protected from development? Could it usefully be reused and incorporated into a development? Or is it not that important? What archaeological or historic areas and buildings could be used as community facilities or public open space? How can historic sites in the area be made more accessible to the community or linked together by existing or new public rights of way? How can historic sites, nature conservation and other local issues, such as highways and flood management, work together to make a better-quality environment all round?</p> <p>Bishops Clyst Neighbourhood Plan</p> <p>Overall, the plan is well thought out and includes many priority topics and policies. However, there is no information on the Historic Environment.</p>

A historical summary near the start of the NP would help set the villages and residential park area in context. It is the history and development of the parishes of Sowton and Clyst St Mary that have shaped the overall NP area and given each village its own character. A very brief overview of some of the important sites, features and buildings within the neighbourhood plan area is included at the end of this document. It is based on information currently held in Devon County Council's Historic Environment Record (HER).

Historic maps such as the circa 1840s tithe map, 1880s to 1904-06 Ordnance survey maps as well as later maps could also be included to show how each village has developed over the last 180 years.

Title Page - The images are well presented. You could perhaps identify with a caption of where they are located.

You could also add photos to the main body of the text. Photos give a flavour of the NP area, an opportunity to show (beyond the front cover) what is special about it in terms of its landscape and buildings.

Proposed policies for the whole Neighbourhood Plan area

NPPF is mentioned only in relation to sustainability. The Historic Environment could also be included here, see Section 16, 184-202, Conserving and enhancing the historic environment.

9. Built Environment, p21

Although the Neighbourhood Plan includes a section on the Built Environment it makes no mention of the historic environment. As mentioned above, the Neighbourhood Plan should be an opportunity to emphasise the parish's historic environment which includes its archaeological sites, features and landscape as well as its buildings.

This section could be renamed Historic and Built Environment or the Historic Environment introduced as a new section.

Although the protection of historic buildings is listed as a key objective, there is no reference to the nationally important designated heritage assets within the plan area. These not only include buildings but also structures such as Clyst St Mary Bridge which is a Scheduled Ancient Monument.

The settings of designated heritage assets should be considered at an early stage in the design and layout of any new development, particularly within the conservation area. Similar consideration should also be given to non-designated heritage assets of local importance.

Examples of particular designated and non-designated heritage assets could also be given.

The Historic Landscape Characterisation (HLC) could be mentioned here. This gives detail on the character of the landscape and how the pattern of small farms, fields and hedgerows has developed since the medieval period. It shows the settlements of Clyst St. Mary, Bishop's Clyst and Sowton to be surrounded by fields that were variously laid out in the medieval, post-medieval and modern periods, the latter created by adapting earlier fields. Earlier fields tend towards curving boundaries while those laid out in the 18th and 19th centuries generally have straight boundaries. To the south of Clyst St. Mary, the modern development at Winslade Park was laid out in an area of modern enclosures. The adjacent park is categorised as a recreation area. The land around Bishop's Court is designated as park/garden and adjacent to this is the large public complex of Westpoint.

Further information on the HLC can be found at -

<https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/historic-landscape-characterisation/>

14. Cycleways and Footpaths, p34

It is great that you have mentioned cycle trails and connectivity.

Many aspects of the parish could be emphasised using heritage and nature trails. The trails can help connect the urban and rural settings. The trails could be in any form such as a guidebook, signage, engraved stones and public art. Such trails help promote public awareness of and enjoyment of the historic environment. They bring together community participation, encourage 'ownership' of the area and add to community development. Developers should be asked to include appropriate enhancement of trails within the design of new developments and/or through the contributions to developing the 'virtual' trail. This can also cross over into the Green Infrastructure of the Parish promoting walking and cycling routes. Cycle/walking trails can link up dispersed green spaces such as woodland, parkland areas and historic trails.

	<p>Historical overview</p> <p>Archaeological evidence indicating prehistoric activity is recorded in the wider landscape. Neolithic and Bronze Age flints have been found and a number of possible prehistoric or Roman enclosures and field boundaries have been identified through geophysical survey or are visible as crop marks. Both the A30 and the A3052 to the east of Clyst St. Mary are thought follow the lines of Roman road although its route west across the Clyst is not clear.</p> <p>Documentary and place name evidence indicate that Sowton, Bishop’s Clyst and Clyst St. Mary have medieval or earlier origins. Buried evidence for former buildings or structures may well be present, therefore, within the historic cores of these settlements and these may be affected by any development here. There is also the potential for the survival of earlier historic building fabric within apparently later structures.</p> <p>The old bridge is a key feature which played an important part in the prayer book rebellion of 1549. It is first documented in 1238 and the two low arches at its western end may date from that time. It is a Scheduled Ancient Monument.</p> <p>The leat and tailrace to/from the former Clyst Mill are also important features. Although the present mill building is thought to be 18th or 19th century in date, there are documentary references to a watermill here in the late 14th and 15th centuries. This may have stood just downstream. The leat and its associated tailrace likely, therefore, to be also medieval in origin.</p> <p>Bishop’s Court was originally the site of a palace of the medieval Bishops of Exeter. Although the building was remodelled in the 19th century, medieval fabric survives. To the south-east is a former tithe barn probably dating from the 14th century; the adjoining stable clock is early 16th century.</p> <p>Branching off the A3052 to the east of Clyst St. Mary is a medieval hollow way leading to Oilmill Cross which once formed part of the boundary of the medieval estate of Clystwicon. The parish boundary runs along it.</p> <p>It is notable that a number of the listed buildings in Sowton date from the 17th century, while the village hall is thought to have originated as an 18th century barn. In Clyst St. Mary, Craigs Cottages date to the 16th century. Brockwell (not listed) is suggested to date to the late 16th century. Newhouse is thought to have a 17th century core. Within the wider landscape, Dymonds Farmhouse for example was built in 1676 and Old Kiddicott is a 17th century remodelling of an earlier house. Opposite, to north of the present Shepherds Farm is the site of the former farmstead which reputed to be that of a medieval manor house.</p> <p>There are also more modern features of interest within the neighbourhood plan area. The weirs and leat to the former Sowton Mill survive, which are probably at least 18th century in origin. 38 and 39 Sidmouth Road are the former Sandy Gate toll house built in the 18th century.</p> <p>Both parish churches were considerably altered in the 19th century. Along the 3052, Linden Lee is a small traditional early 19th century cottage. White Lodge and Red Lodge are former lodges to Winslade Park. White Lodge is the earlier and more elaborate, built in 1812. Sowton Lodge, Court Lodge and East Lodge were built in 1834 as lodges for Bishop’s Court.</p> <p>Within Westpoint is Home Farm, a planned farmstead built in 1846. Between Westpoint and the Cat and Fiddle Estate is the site of a former 18th-19th century brickworks.</p> <p>Of recent date, are the two nissen huts in the grounds of Oakview House which were part of a German prisoner of war camp at Dymonds Farm. There was also a military camp in the grounds of Bishops Court. In Sowton, the War memorial stands as an important reminder of all who gave their lives in the first and second world wars.</p>
<p>Kingsteignton Swifts 3 November</p>	<p>I saw the consultation on the local neighbourhood plan while posting a letter and wanted to highlight the plight of swifts (and hedgehogs) and hope the parish council can advocate for some simple measures to give these species a better chance to survive in the new local plan.</p> <p>Swifts need the nooks and crannies which are so rapidly disappearing from buildings as old ones are done up and new ones don’t have them.</p> <p>Swifts are only in the UK for 3 months and only land when they breed as at other times they keep on flying and sleep, mate, feed and drink on the wing. They only start breeding once they are 3 years old and they like to form colonies with some hundreds of years old such as the west wall in Jerusalem.</p>

	<p>To provide the nooks and crannies buildings can have integral boxes included when they are built while old buildings can also incorporate them too. Swifts are very good neighbours and finding their nests is difficult as they are so discrete.</p> <p>I've included links to Swift Conservation which has further information on how to help this species that has declined by over 50% in the last 25 years.</p> <p>https://www.swift-conservation.org</p>
<p>Historic Places Adviser Historic England South West 7 November</p>	<p>Thank you for your email below providing us with an opportunity to highlight any matters which we think it might be useful for a review of the current Plan to address. I note that there were in fact no issues associated with the preparation of the current Plan which we felt the need to comment on. As thoughts on the efficacy of that Plan and objectives for a new Plan are very much matters for the local community to consider and promote we are happy to leave this to its discretion.</p> <p>We would however take this opportunity to reiterate the availability of general guidance on the preparation of such Plans, particularly from a heritage perspective, and I have attached a schedule of what might be useful sources of information. In addition, since the commencement of the preparation of the current Plan we have published additional or enhanced guidance on such themes as Site Allocations, Setting of Heritage Assets, and Strategic Environmental Assessments, as well as Neighbourhood Planning generally.</p> <p>The full range of our guidance can be found on our website via the following link - https://historicengland.org.uk/advice/find/a-z-publications/</p> <p>Obviously until it is clear what your community wishes its new Plan to address or cover it is difficult to specify which guidance is likely to be most useful!</p> <p>The main interest for us is likely to be if the Plan proposes to allocate sites for development. Experience has shown that ensuring that site assessments take appropriate account of relevant heritage considerations can be quite challenging for communities given the informed judgement likely to be involved.</p> <p>Should your community wish to pursue such policy provision we would therefore recommend that it have earliest conversations with East Devon planning and conservation officers so that appropriate methodology and expertise can be applied from the outset.</p>
<p>RSB England Exeter Office 7 November</p>	<p>We have revisited your 2016 Neighbourhood Plan and in the light of the "large scale, inappropriate planning applications on the extremities of our village" would like to comment on your village design statement.</p> <p>We are concerned that that little reference has been made to the sustainability of new development/refurbishment projects or how the various species that have shared our towns and villages since we started building houses can be provided for!!</p> <p>In 2019 National Government circulated these advisory notes: https://www.gov.uk/government/news/brokenshire-orders-house-builders-to-protect-wildlife https://www.gov.uk/guidance/natural-environment https://www.endsreport.com/article/1591661/net-gain-guidance-8-things-need-know</p> <p>followed this year by https://www.gov.uk/government/news/vision-for-building-beautiful-places-set-out-at-landmark-design-event</p> <p>which concludes that new developments should be beautiful "sustainable" and welcome wildlife as well as people.</p> <p>Retaining and where practical expanding/creating public and private "green spaces with arteries to access them" by using a combination of urban tree planting, SuDs, footpaths and cycle tracks, parks, allotments and community orchards should contribute to the health/wellbeing* of old and new residents alike.</p> <p>We contributed to: https://www.nhbcfoundation.org/publication/biodiversity-in-new-housing-developments-creating-wildlife-friendly-communities/</p> <p>which as recently been added to the National House Builders Library of Guides and sets out protocols of "Standard Practice" for their members, most of the steps advocated are equally relevant to small scale projects, vis a vis nest/roost boxes for building dependant bird species such as house sparrows, starlings, swifts and crevice roosting bats.</p> <p>Interestingly Taylor Wimpey recently announced that they would include</p> <ul style="list-style-type: none"> • Hedgehog highways from 2021. • Bug hotels (at least 20% of homes) from 2021. • Bat boxes (at least 5% of homes) from 2022.

	<ul style="list-style-type: none"> • Bird boxes (at least 80% of homes) from 2023. * • Wildlife ponds from 2024. • Reptile and amphibian hibernation sites from 2025. • All new sites have planting that provides food for local species throughout the seasons. • New sites will have a wildlife enhancement plan to encourage wildlife to make a home on our developments. <p>in all their new Developments see: https://www.taylorwimpey.co.uk/corporate/sustainability/environment-strategy</p> <p>We recommend:</p> <ul style="list-style-type: none"> • that at an average of least one integral bird box per residential unit is incorporated in the fabric of all new housing developments with flats, hotels, care/nursing homes, commercial and public buildings considered on a case-by-case basis • using integral swift boxes located under the eaves or adjacent to the verges of gable ends, proximity to doors and windows should be avoided and loose clusters approx one metre+ apart evenly spread across the development should be acceptable to the new residents. • boxes designed for swifts replicate the cavities found in older buildings and mature trees and are used/preferred by house sparrows, starlings, swifts, house martins and others see attached paper <p>The Bat Conservation Trust confirm that accommodation for both crevice roosting and void roosting bat species should be considered on a case-by-case basis and are reluctant recommend specific numbers particularly for the former (using bat tubes) until their research on the subject has been completed.</p> <p>We suggest that any current provision for the above should be in addition to integral bird boxes as should "bee bricks" for solitary bees and hedgehog highways, all mentioned in the Government Guidelines.</p> <p>We understand that the BSI standard for integral bird boxes has been agreed, will be published shortly and will confirm the concept of a ratio of one bird per residential unit or the equivalent for multi-occupant, commercial and public buildings.</p> <p>We were interested to see that the examiner of one of EDDC 's recent "Neighbourhood Plan" consultations approved our recommendations and confirmed that they met the requirements for achieving sustainable development having regard for section 15, Conserving and enhancing the natural environment, within the NPPF. They should also make a significant contribution to the Government's target of achieving 10% "Biodiversity Net Gain"!!</p> <p>We have been involved in the field since 2009 and have an increasing number of case studies that would be available for you to use/refer to if needed to illustrate what is currently considered to be best practice.</p> <p>*PS1 see research projects from UK Universities ie Exeter, Surrey et al *PS2 further details are available in the Public Domain, can forward if required</p> <p>Tehe comments above took into consideration the Winslade Park development and suggested for the Neighbourhood Plan something similar to what he submitted for Dalwood Neighbourhood Plan might be more suitable https://eastdevon.gov.uk/media/3723136/rspb.pdf</p>
<p>Devon County Agricultural Association 2 December</p>	<p>The only observation the DCAA have is concern for highways infrastructure and the challenges faced with ever larger numbers of traffic on the A3052, not just around the Show period but also at other times with Westpoint customers arriving and exiting the site. A discussion we have ongoing with Devon County Council and EDDC. We would like to see a new road linking the A3052 with the A30 and potential for a new access to the showground site at Westpoint.</p>

Appendix C of Part 2

EDDC Combined informal EDDC Officer Response October 2021

Value of the Neighbourhood Plan and its Policies

Firstly, we would stress that all of the Neighbourhood Plans and neighbourhood plan work in the District is valued by the Authority and something we have actively promoted and encouraged. The hard work and commitment of all those involved and the importance of the local knowledge that communities capture through their neighbourhood plans is regularly acknowledged at Cabinet and Strategic Planning Committee meetings. Therefore, we can also assure you as officers we have given serious consideration to the evidence you have presented, and we acknowledge the findings and the need to improve on the referencing of NP policy in our formal reports and decision notices. We believe this has improved as neighbourhood planning has become more established in the district, indicated by the fact that the Bishops Clyst Plan has been cited more often with regards to more recent applications. However, clearly further improvement is required, and we are already taking various steps to address this internally in direct response to the evidence you have supplied, including to reiterate the importance of referring to NPs in reports to all relevant staff.

In terms of the value of the Bishops Clyst NP as it stands, it is considered to provide excellent evidence-based information on the area and the issues that are important locally. This is likely to be particularly useful for would-be developers, although we would suggest any new or updated plan document might be more clearly identified as the NP for Clyst St Mary and Sowton, whilst still stating together this comprises Bishops Clyst. There is a danger at the moment that developers and other parties with only limited local knowledge when searching for the neighbourhood plan on-line search specifically for Clyst St Mary and/or Sowton may not make the connection with Bishops Clyst.

The Plan is also a useful point of reference for us currently in developing the new Local Plan as it articulates the aspirations of the community, and what is most valued. However, it is considered to be of limited use in terms of determining planning applications, including tree applications. This is because many of the policies, whilst covering relevant matters, tend to be rather general in nature, lacking in detail and specific local requirements to add to what is already required by national and district policies, or being sufficiently precise to be effective. We believe this is the main reason that they have not been quoted more often, rather than that being an indication they have been ignored, notwithstanding that if they are relevant in subject matter to the proposal, they should still be referenced as a matter of course. Also we fully acknowledge that we were involved in the development of the plan and would have commented on policies at various points, but again, we have continued to develop our own knowledge and experience on effective policies in neighbourhood plans as we have been involved in more and more of them.

One such example to illustrate is policy BiC07. This requires outdoor amenity space and external storage space but does not specify anything about how large they should be or what purpose they have to serve etc. There is always a need with development management policies in particular to be precise and policies like this could really make a difference if they specify clear requirements that add to what the Local Plan already requires. This policy could, for instance, specify that rear gardens should be at least 10m in length and that secure and undercover storage for at least 2 bicycles and a bin store designed to accommodate all EDDC waste and recycling receptacles shall be provided. Specific requirements that clearly articulate what the community want to see are likely to be much more effective and generate specific references in planning application documents and reports because specific requirements require a specific response.

Plan Implementation/Role in Decision-making

To add to the comments above, we would like to assure you that we do not consider there to be an issue of officers not considering or being aware of the NP and its policies, but more a matter of a lack of referencing it/them in reports. Whilst we have not been able to look back into the detail of each of the applications to advise why specific policies were not quoted, we believe from a quick review that we have considered all of the relevant issues that the NP raises in our decisions.

Looking at decisions made by us since the NP was 'made', we can report that of the 104 decisions made, our decision was in conformity with the comments from the Parish Council on 83% of occasions (86 of the 104 applications). Of those where we disagreed, one of these related to works to a tree, 2 related to listed building works, 2 to Certificate of Lawfulness and 2 related to adverts which are not directly related to the Neighbourhood Plan and its policies.

We hope that this gives some comfort that we are listening to, and not that far departed from, the comments and view of the Parish Council's as reflected in the Neighbourhood Plan. In terms of your Design Guide specifically, similar to comments elsewhere, not to say that it should not have been referenced in our reports, but the policy is difficult to implement/enforce as it only encourages rather than requires developers to demonstrate how they have taken it into account.

The Plan Going Forward

Overall, our general advice on looking at the policy wording for a future version of the Plan is to go further to build in specific local requirements to reflect local evidence and circumstances and to ensure policies are clear and precise. Whilst brevity is appreciated by all, many of the policies are not considered to go far enough to be effective in terms of providing necessary detail and criteria / requirements to which developers can respond and upon which we can insist.

To add to this, it would be useful going forward to specifically identify and map particular assets/features you wish to see protected beyond what was done for the existing plan, and refer to these in policy wording, for example community facilities (BiC08).

We do not think it is appropriate for us to comment on what we think the Plan should include as this needs to be driven from the community and the evidence you collate. Similarly, whilst we would highlight our new database ([link: database](#)) which gives you one place to look at all policies in other made neighbourhood plans, as each are specific to their particular issues and locality, there are none we would particularly wish to highlight to you at this stage. We may however draw on this in commenting on draft policies as they emerge, or in response to specific requests as you work progresses.

We would also advocate relying on national and district level policy where they are adequate and focusing on the matters where local policies for your neighbourhood area can add to these.

Clearly, as your Plan acknowledges, there is continuing pressure for development in this end of the district. The plan review offers the opportunity to have a greater degree of influence over this, and to help ensure your most treasured assets/features are highlighted and protection sought (e.g. trees, hedgerows, heritage assets etc.), and to seek to secure benefit from developments in the locality to address key issues and further local aspirations.

It will naturally be important to closely follow the emerging Local Plan work and engage with all opportunities to comment on and inform this and make use of the evidence we are collecting to inform the review of your NP. This time around it will also be relevant to consider the Clyst Valley Regional Park Masterplan (2021) and how its objectives might be furthered. We would also highlight the recent changes to the NPPF, including the increased emphasis on NP groups in putting forward small and medium sized sites for development and inputting to securing good design, as well as the changes to the Use Classes Order (creation of new E&F class in particular).

More broadly, there is the general increased focus on all environmental matters, and the fact that a climate change emergency has been declared in recent years. Whilst you can expect this to be more prominent in the policy requirements of the emerging new Local Plan, there is clearly potential to add a local dimension through your updated plan, for example, through identifying particular opportunities for biodiversity net gain. On these aspects, we enclose a more detailed note provided by our tree officers, with the intention of offering some constructive comments in relation trees specifically

Appendix D of Part 2

SEA and Habitat Regulations Screening Opinions – 2023

EDDC provided a screening opinion on the need for an HRA and SEA in May 2023.

“1.3 With regard to the SEA, the assessment demonstrates that there is potential for harm to the environment as a result of the housing development allocations in particular in respect of landscape and local character, and therefore a Strategic Environmental Assessment is required.

1.4 With regard to the HRA, the assessment demonstrates that there is potential for significant effects on two European sites, as the whole of the Clyst St Mary and Sowton Parish lies within their ‘zone of influence’. An Appropriate Assessment has therefore been carried out. The conclusion at this stage of plan preparation is that sufficient strategic mitigation is in place through Strategy 5 of the adopted East Devon Local Plan (2013-2031), with and through the on-going implementation and monitoring of the South East Devon European Site Mitigation Strategy (and will continue to be in place through the emerging replacement Local Plan and updated Joint Mitigation Strategy), to ensure that there will be no significant effects on the features of the two European sites (the Exe Estuary RAMSAR, SPA, SSSI and the Pebblebed Heaths SAC, SPA, SSSI) through recreational pressure from residents. The quantum of development proposed in the NP is within the scope of what was envisaged/allowed for by the Local Plan strategy and the joint Mitigation Strategy (to 2031), and this is expected to remain the case in the transition to the new Local Plan (to at least 2040) and updated Mitigation Strategy, both under production currently. We are working on the basis of ‘rolling forward’ many existing mitigation measures with supplementary measures to complement these to account for impacts from future development. It is therefore considered reasonable to assume at this stage that adequate strategic mitigation arrangements will continue to be in place and will apply to the development proposed in this Plan. This situation will however be kept under review as the plan preparation process for the new emerging Local Plan and this Neighbourhood Plan progress. N.b. In reaching this opinion, it has been noted that the sites proposed for development lie within the boundary of the Clyst Valley Regional Park. However, they have not been and are not expected to be the subject of acquisition for SANGS, and development is not precluded within the CVRP, providing the objectives of the Park are not compromised.

1.5 This report will now be sent to the three statutory consultees designated in the Regulations (Historic England, Environment Agency and Natural England) to elicit their views on the findings.”

Both and SEA and HRA were commissioned from AECOM.

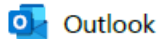
SEA and Habitat Regulations Screening Opinions – 2024

A further screening of the Clyst St Mary and Sowton Neighbourhood Plan was commissioned in October 2024 to take account of the proposed post-Reg.14 changes to the draft Plan and a request by EDDC that *“additional detail should be considered through the SEA with respect to the potential landscape, heritage, access, and agricultural land quality issues associated with the potential site options”*. The SEA was revisited by AECOM and updated on this basis, with additional detail provided within the assessment of reasonable alternatives. The screening report from AECOM, published in November 2024 concluded that *“the additional detail has not resulted in any material changes to the SEA which were presented at Regulation 14 consultation”*.

Appendix E of Part 2

Regulation 14 Consultation List for Statutory and Strategic Bodies

Active Devon	DCC Care	Historic England SW
AMEC E&I UK	DCC Waste & Recycling	Homes England
British Telecom	DCC Youth Services	Housebuilders' Federation
Broadband Devon	Devon Faith & Beliefs Forum	Living Options Devon
Broadclyst PC	Devon Federation of WIs	Marine Management Org.
CAA Airspace	Devon Health & Wellbeing Board	MIND (Devon)
CAA Safety	Devon Local Nature Partnership	MoD
Canal & River Trust	Devon Partnership NHS Trust	Mobile Operators Association
Clyst Honiton PC	Devon Ramblers (Footpaths)	Vodafone & O2
Clyst St George PC	Devon Playing Fields Association	EE
Community Council of Devon	Devon Communities Together	Three
CPRE	Devon Wildlife Trust	National Grid
Equality & Human Rights Comm.	Disability Information Service	NFU
County Land and Business Assoc	East Devon AONB Partnership	National Housing Federation
Crown Estates Commissioners	EDDC Conservation	National Trust
Ministry of HC&LG	EDDC Green Infrastructure	Natural England
DCMS	EDDC Neighbourhood Plan	Natural England Devon
DECC	EDDC Planning	Network Rail
DEFRA	Environment Agency	NHS East Devon
Design Council/CABE	Exe Estuary Authority	Persimmon Homes
Devon Alzheimer's	Disability Information Service	Police and Crime Commissioners
Devon Carers	East Devon AONB Partnership	Prince's Trust SW
Devon Countryside Access Forum	EDDC Conservation	Road Haulage Association
Devon & Cornwall Police (crime)	EDDC Green Infrastructure	Royal Devon & Exeter NHS Trust
D&C Police Architecture Liaison	EDDC Neighbourhood Plan Team	RSPB South West
Devon & Cornwall Housing Assoc.	EDDC Planning	Sanctuary Housing Association
Devon & Somerset Fire & Rescue	Environment Agency	SW Ambulance Service
DCC Archaeology	Exe Estuary Authority	SW Rivers Association
DCC Arts/Culture	Exe Estuary Mgt. Partnership	South West Trains
DCC Climate Change, Env. & Transport	Exeter & Devon Airports Ltd	South West Water
DCC Education	Exeter City Council	Sovereign Housing Association
DCC Footpaths & Rights of Way	ECC Housing Advice Centre	Sport England SW
DCC Highways	Farringdon PC	Stagecoach Buses
DCC Cycle Routes	First Great Western	Theatres Trust
DCC Local Nature Partnership	Forestry Commission	The Coal Authority
DCC Travel to work	Friends of the Earth	The Planning Inspectorate
DCC Intelligence	Fulfords	Wales & West Utilities Ltd
DCC Libraries	The Gardens Trust	Western Power Distribution SW
DCC Museums (Records Office)	Health & Safety Executive	Woodbury PC
DCC Planning	Heart of SW LEP	Woodland Trust
DCC Social Services	National Highways	



[Draft] Fw: Clyst St Mary and Sowton Neighbourhood Plan - Regulation 14 Pre-Submission Consultation

From bishopsclyst@gmail.com

📎 1 attachments (512 KB)

Reg.14 Consultation Notice Jun24.pdf;

From: bishopsclyst parish council <bishopsclyst@gmail.com>

Sent: Tuesday, June 25, 2024 10:03 AM

To: bishopsclyst@gmail.com <bishopsclyst@gmail.com>

Subject: Clyst St Mary and Sowton Neighbourhood Plan - Regulation 14 Pre-Submission Consultation

To whom it may concern.

I am writing to inform you that the Pre-Submission Consultation on the proposed revised version of the Neighbourhood Plan for the parish areas of Clyst St Mary and Sowton will take place between 09:00 1st July 2024 and 17:00 26th August 2024.

You are invited to comment on the Pre-Submission Version of the Clyst St Mary and Sowton Neighbourhood Plan which can be viewed, together with associated documents and comment form, here:

<https://bishopsclyst.org.uk/neighbourhood-plan-review/>

The formal notice of the Regulation 14 Pre-Submission Consultation, which contains full details of how to comment, is attached.

Yours faithfully

Karan Bennett

Bishops Clyst Parish Council Clerk
The Village Hall, Clyst St Mary, Exeter EX5 1AA
01392 874405
Office Hours Monday to Wednesday 9.00am to 12.30pm

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Appendix G of Part 2

Comments Received from Statutory and Strategic Consultees on Pre-Submission Version of the Plan (Regulation 14 version) and Review Group Reactions

Respondent
Avison Young for National Grid Electricity Transmission
Devon Countryside Access Forum
Devon County Council Highways Development Management Team & Transportation Planning Team
East Devon DC (various)
Environment Agency
Equality and Human Rights Commission
Highways Development Management, (South West Operations) National Highways
Historic England
Historic Environment Officer, Devon County Council
Natural England
Planning Technical Team, Sport England
Senior School Infrastructure and Place Planning Officer, Devon County Council
South West Water

Ref.	Respondent	Topic/Focus	Comments (edited)	Review Group Decisions
C/1	East Devon DC	Title	We support the revision to the Plan name, but for avoidance of doubt and to align to the Parish Council name and the policy references ('BisC'), we suggest the 'Clyst St Mary and Sowton (Bishops Clyst) Neighbourhood Plan' is used for the Submission Version.	Amend title of the NP on the Cover.
G/2	East Devon DC	General	In line with Government policy (current and proposed NPPF revision), we welcome the inclusion of a Design Code and willingness to make site allocations.	Note support for the inclusion of a Design Code and willingness to make site allocations. No change needed.
G/3	East Devon DC	General	We would suggest accordingly that the Plan policies could be rationalised in number and more focussed on gaps and including genuinely locally specific requirements.	Note comment. Review final draft version of the NP for relevance and scope, bearing in mind it is a modification of an existing NP, not a new one.
G/5	East Devon DC	General	We would also suggest you review plan text to ensure that any requirements that you want to be insisted upon are captured within policy clauses, with further guidance on interpreting policy in supporting text.	Review final draft policies to ensure they are fit for purpose.
S4/1	Devon CC Highways	Context	The Plan's Context and Status (p. 6) – In light of recent change of government and the news of the NPPF being revised in due course, any future finalised Neighbourhood Plan will need to accurately reflect and identify with the anticipated NPPF.	Ensure the Submission Version of the NP is aligned with the current NPPF at submission.
S5/1	Natural England	Maps 3a & 3b	Priority Habitat Maps	Maps should relate to the policy content. No change necessary.

			It may be useful for the reader if maps, such as the style of Maps of 3a and 3b, could show the location of priority habitats.	
S5/2	Natural England	Para. 5.11	We note that The Report to Inform Habitat Regulations Assessment was produced in 2023 and is not completely current to the Regulation 14 Plan document. For instance, the Report refers out to allocations in separate policies i.e. BisC11, BisC12 and BisC13. The current plan now appears to address the allocations within one policy. Natural England will await consultation on the formal HRA from the Local Planning Authority before commenting.	Ensure the HRA is up-dated to reflect the content of the submission Version of the NP.
S5/3	Historic England	Section 5	Page 10 The SEA does provide an evidence base and a justification for the site allocation; but, as yet the advice of the SEA has not been incorporated into the Policy BisC12 Land East of Clyst St Mary. To comply with the requirements of the National Planning Policy Framework, we advise that the recommendations of the SEA are included within the Policy BisC12.	Ensure the SEA is up-dated and incorporate any advice from the SEA into the NP.
S5/4	Historic England	Section 5	It would be helpful to see the two effected heritage assets marked on a map and shown in relation to allocated sites.	No need to include a heritage assets map No change necessary.
S6/1	East Devon DC	Section 6	Travel & Transport Note - the 1st and 3rd objectives are duplicates.	Typo. Delete 3rd objective
S6/2	Devon CC Highways	Section 6	We generally support objectives in relation to Transport and Travel but suggest reference could be made to supporting the provision of adequate bus stop facilities (to potentially leverage developer funding). Scope to improve the level of Bus services also should be investigated.	Add objective referring to improved public transport access and services
S6/3	East Devon DC	Section 6	Housing Objectives; how can/will any variation from district requirements be evidenced?	Ensure supporting statements justify policies
S6/4	East Devon DC	Section 6	Re. Obj 2 – note this only translates into the one allocation site, so may need to review.	Objectives were agreed before policies were determined. No change necessary.
S6/5	East Devon DC	Section 6	Re. Obj 3 – this is likely to be set by combination of strategic policy and the building regs, unless any evidence to support additional requirements for sustainable building techniques within the NP area? Maybe re-phrase.	Reword objective to read: <i>support sustainability standards</i>
S6/6	East Devon DC	Section 6	Re. Obj 5/6/7 – whilst would not disagree with the intent, unsure that the NP will (or needs to) add anything to what will be applied from national and strategic level policy/standards/legislative requirements?	Objectives were agreed before policies were determined. No change necessary.
S6/7	East Devon DC	Section 6	Suggest state 'Positively' influence to be explicitly clear the layout and design etc.	Reword objective to read:

				<i>Positively influence the layout and design of new developments</i>
S6/9	East Devon DC	Section 6	Vision, Aims and Objectives - We note the plan has stated aims and objectives and refers to the community's vision but is currently lacking a clearly articulated statement of that vision.	A vision statement is not required. No change necessary.
S6/10	East Devon DC	Section 6	there are currently differences between the aims and objectives as set out in the Modification Statement and in the main Plan document itself which needs addressing.	Ensure the objectives set in the Modification Statement are the same as those in the Submission Version of the NP.
S7/1	East Devon DC	Section 7	In addition to policies in this section, and given the nature of the Plan Area (including a large part of the Parish being within the Clyst Valley Regional Park) our Green Infrastructure Officer suggests you could consider including a policy referring to connected multifunctional Green Infrastructure (GI) in relation to existing GI within/around the villages, requiring development proposals to set out their approach to GI and how this integrates with the existing GI and strengthens nature connections	This is a more generic and strategic matter that should be covered by the LP. No change necessary.
P01/1	Natural England	Para. 7.13	“emphasise the need to achieve a biodiversity net gain of at least 10% for each development in accordance with the NPPF” It should be noted that the 10% requirement technically derives from the Environment Act 2021. Net gains for biodiversity in the NPPF are currently not quantified.	Re-word para. 7.13 to reflect the fact that the 10% requirement derives from the Environment Act 2021.
P01/2	Natural England	Para. 7.14	Biodiversity Net Gain “Where this is not possible, key local areas to be targeted for off-site measures, should be discussed with the Parish Council, and agreed with the local planning authority” The Strategic Environment Assessment suggests that “it would be of benefit to identify key local areas that should be targeted for off-site measures.” This would be a good addition to the requirement to involve the parish council in discussions. Natural England suggests that key areas could highlight areas identified in the network maps of the emerging Local Nature Recovery Strategy being conducted by Devon County Council. The policy makes the requirement that biodiversity gain sites are discussed with the parish. Please note that councils are not able to require that a developer use any parish or district council led / owned biodiversity gain sites over private sites.	Refer suggestion to Parish Council – that it identifies key local BNG areas in the area.
P01/3	East Devon DC	BisC01	Local expectations about net gain in the text are not in the policy and the opportunity is missed for the neighbourhood plan to specify	Reword criterion b) as suggested by EDDC (below)

			or identify areas where they would like to see offsite BNG delivered within the neighbourhood. Notwithstanding BNG, it may not be reasonable to expect development to always 'enhance'.	
P01/4	East Devon DC	BisC01	Notwithstanding the plan is to be read as a whole, consider if it may be more logical to include policy requirements of minimum expectations for wildlife in this policy rather than BiSC09 and to refer to including being in accordance with the British Standard for Integral Nest Boxes (BS42021:2022)	Include reference to nest box standards in supporting text to BisC09
P01/5	East Devon DC	BisC01	Given the significant extent of the Clyst Valley Regional Park in the Plan Area, suggest this policy includes reference to that, reflecting the adopted and emerging LP strategic policy (10 and 16 respectively) and/or the plan includes a specific policy on GI and CVRP, or, as a minimum the importance of this strategic designation in the Plan Area is given greater acknowledgement in the Plan	Note comment The significance of the Regional Park is acknowledged in the Introduction to Section 7 (7.3 and 7.4) No change necessary
P01/6	East Devon DC	BisC01	Revise criterion b) to read: b) protect and enhance where possible the network of habitats, species, sites of importance and wildlife corridors;	Accept re-wording of the draft policy as suggested by EDDC.
P02/1	East Devon DC	BisC02	Suggest 2 becomes about retaining (as the starting point) and leave 4 to cover replacement. Not aware that 'hedgerows of importance' is a recognised term? Suggest, to aid interpretation of the policy, a definition or point of reference is included in supporting text, or perhaps change the wording to refer to "species rich hedgerows" (if that is the intent) for clarity.	Re-word clause 2 to read: <i>.... trees, woodland, or hedgerows (or species rich hedgerows) that contribute positively</i>
P02/2	Natural England	BisC02	This policy requires that unavoidable removal of trees has "appropriate replacement planting on the site, or as close as possible to it, together with a management plan for the ongoing care and maintenance of that planting." Running a parallel form of net gain program to the statutory Biodiversity Net Gain process, particularly one that requires offsite provision, could become complex. An alternative policy approach might be to require that where trees are lost and where ecological conditions allow, there should be demonstrable net gains for trees within the site's biodiversity unit journey to the statutory 10% minimum BNG.	Current draft policy wording is generally acceptable to the LPA. No change necessary.
P02/3	East Devon DC	BisC02	Amend 1 as follows: 1. Areas of natural predominantly native woodland (including, but not limited to, the woodlands shown on map 4) are regarded as important natural features. Any development proposals that would result in the loss, damage or deterioration of these woodlands will be resisted, unless there are exceptional	Accept re-wording of the draft policy as suggested by EDDC.

			reasons, and a suitable compensation strategy exists.	
P02/4	East Devon DC	BisC02	Amend 4 as follows: 4. Where development results in the unavoidable loss of trees or hedgerows, proposals must provide for appropriate replacement planting on the site, or as close as possible to it, together with a management plan for the ongoing care and maintenance of that planting. Such replacement planting should use appropriate native and/or locally appropriate species with an expected mature size similar to those removed and be in the ratio of three trees for the loss of a large tree, two for a medium sized tree and one for a small tree. (See the Glossary for a definition of tree sizes.)	Accept re-wording of the draft policy as suggested by EDDC.
P03/2	East Devon DC	BisC03	Suggest could be stronger, with 'must' instead of 'should'	Use of "must" is not generally favoured by the LPA and for consistency's sake, No change necessary.
P03/3	East Devon DC	BisC03	and 'wherever practical' instead of 'where'.	Amend clause 1 to read: <i>Wherever practical and appropriate, development proposals for the Clyst St Mary and Sowton Neighbourhood Plan Area should....</i>
P03/4	East Devon DC	BisC03	Opportunities to enhance biodiversity may be wider than only the flood defences aspect so could consider making a separate point 3 (in place of last sentence of the policy) to say in delivering SuDS and / or flood defences, opportunities must be taken to enhance biodiversity and delivery of BNG.	Create clause 3 to stress importance of BNG to read: In improving flood defences, opportunities must be taken to enhance biodiversity and <u>aid local delivery of biodiversity net gain.</u>
P04/1	East Devon DC	BisC04	To increase the longevity of the policy, suggest it starts, "Other than where proposed through strategic allocations or provided for by strategic policies of the Local Plan, ..." Our Housing Officer would suggest the scope of the policy also allows for meeting a proven local need for affordable housing in the opening paragraph – however this could be covered by proposed introductory wording suggested above.	Reword first para. of policy to read; <i>Other than where proposed through strategic allocations or provided for by strategic policies of the Local Plan, development proposals on land outside the confines of the settlement areas will be supported if they are necessary for</i>
P04/2	East Devon DC	BisC04	Suggest clarifying in supporting text what is meant (/not meant) by 'outdoor recreation' to aid interpretation and avoid unintended consequences of what might inadvertently be supported.	Amend supporting text to further define what types of outdoor recreation are acceptable and link to activity zones in the CVRP Masterplan.
P04/3	East Devon DC	BisC04	Should criteria a) to i) apply to farm diversification proposals only – or is the	Amend wording to 3rd clause to read:

			whole policy intended only for these, in which case it should be retitled?	<i>Development proposals should demonstrate ...</i>
P04/4	East Devon DC	BisC04	Re. b) – this needs rephrasing to avoid it reading as ‘buildings within buildings’	That's what it does mean i.e. within a group of buildings. Amend wording: “new buildings are sensitively sited amongst or adjacent to existing farm ...”
P04/5	East Devon DC	BisC04	Re. e) unclear why this is ‘nearby’ agriculture – which is considered vague – maybe ‘existing’?	Amend wording to e) to read: <i>existing agriculture and other land-based activities;</i>
P04/6	East Devon DC	BisC04	Re. adverse impact – most development can be expected to have some impact, so ‘no significant adverse’ is the usual preferred terminology.	Amend wording to 3rd clause to read: <i>Development proposals should demonstrate no <u>significant</u> adverse impact...</i>
P04/7	East Devon DC	BisC04	Suggest the main policy clauses are numbered for ease of referencing (this comment can be read to apply elsewhere too)	Add clause numbers to policy.
P04/8	Devon CC Highways	BisC04	We suggest that clause g) should be amended to refer to the ‘local highway network’ or ‘local transport network’, so as to support the protection of local walking and cycling routes and public rights of way, in addition to local roads.	Amend clause g) to read: <i>local <u>transport</u> network;</i>
P05/2	East Devon DC	BisC05	Consider this to be unnecessary duplication of the Local Plan. There is no need to reinforce the green wedge in NP policy	In case there is objection to the green wedge policy proposed for the new LP, it would serve the area better to leave BisC05 in the NP. No change suggested.
P06/1	East Devon DC	BisC06	Missing word ‘assets’.	Typo Add word “assets” to policy.
P06/2	East Devon DC	BisC06	Note in supporting text the PCs intent to establish a Schedule of Local Heritage Value we would advise that the appropriate recognised route for this would be the Local List managed by EDDC.	Revise para. 8.15 to acknowledge that EDDC is now managing a Local List.
P06/3	East Devon DC	BisC06	Amend wording as follows: Development proposals affecting designated and non-designated heritage assets should be accompanied by an appropriate assessment which sets out the significance of the asset(s) (including its setting) and the impact of the proposal upon its significance and experience of the asset(s). Applications will be determined strictly in accordance with national policy and guidance and the development plan.	Accept re-wording of the draft policy as suggested by EDDC.
P07/1	East Devon DC	BisC07	Amend wording as follows: Development should be well designed to fit in with the local area and contribute to creating a strong sense of place. New development will be required to demonstrate a high quality of design, use of materials and detail – that	Accept re-wording of the draft policy as suggested by EDDC.

			are appropriate for the area which respect the heritage and character of its setting and have regard to the prevailing scale, massing, and density and plan form in the locality. Extensions and alterations to buildings will be supported so long as they complement and enhance the main building and its setting. Replacement of any building will only be supported if the proposed development makes an enhanced positive architectural contribution to the location its setting . Boundary treatments for new and amended curtilages should reflect that prevailing in the surrounding area.	
S8/1	Historic Environment Officer, Devon CC	Section 8	We suggest adding photos throughout to give a flavour of the NP area. This is an opportunity to show what is special about it in terms of its landscape and buildings. A historical summary near the start of the document or at the beginning of Section 8 would help set the villages and residential park area in context. It is the history and development of the parishes of Sowton and Clyst St Mary that have shaped the overall NP area and given each village its own character.	The history and the heritage of the area can be found from other documents, which can be linked on the website. The NP is not a guide, gazetteer of chronicle. All text should be directly relevant to NP policies. No change needed.
S8/1	Devon CC Highways	para. 8.8	The final sentence should be amended to read 'Roads need to be designed to facilitate safe access by all road users' (or something similar)	Accept simplification of wording suggested by Highways Authority.
P08/1	East Devon DC	BisC08	Noted that the 2nd part of the policy by necessity reflects NPPF green belt policy – suggest the NP group carefully considers the exceptions to this specified in paragraph 154 of the NPPF to determine whether an LGS designation offers the protection you are presumably seeking OR whether this space should also be under Policy BisC21.	This thought process has already been gone through in creating two policies. One to protect open space as it is; and the other to facilitate the development of areas for sport and recreation purposes. No change needed.
P08/2	East Devon DC	BisC08	Seems unnecessary to say “on any designated Local Green Space named in this policy” as there is (now) only one.	Policy as drafted does allow other sites to be added as a minor modification to the plan in future (such as areas within major new housing development). No change needed.
P09/1	South West Water	BisC09	the Undertaker would fully support Clyst St Mary and Sowton Neighbourhood Planning Forum in including water efficiency measures within draft policies, such as: a requirement for all dwellings to achieve an estimated maximum water consumption of 110 litres/person/day; in line with Building Regulations Part G Optional Requirement G2. SWWL would support the inclusion of a specified standard for water efficiency within this policy for proposals relating to non-residential development. An example policy	These are generic and/or strategic matters better dealt with by the LP. Add reference to water consumption and rainwater harvesting in the supporting text.

			<p>imposing such a requirement can be found within the Draft Policy 96 of the Wiltshire Council Draft Local Plan (which underwent Regulation 19 consultation between September to November 2023). The wording proposed within this draft policy specifies the need for non-residential development to achieve a score of three credits within the Water (Wat 01 Water Consumption) issue category of the BREEAM New Construction Standard.</p> <p>SWWL would support the inclusion of policy to encourage rainwater harvesting, [in line with/building on] adopted Strategic Policy 38 of the current East Devon Local Plan.</p> <p>SWWL would support Bishop's Clyst parish in building on the requirements in the East Devon Local Plan and placing an increased requirement on development to incorporate rainwater harvesting measures and adhere to the surface water disposal hierarchy,</p>	
P09/2	East Devon DC	BisC09	a) possible overlap with earlier SuDS policy?	<p>Policy refers to sustainable drainage techniques not SuDS.</p> <p>No change needed.</p>
P09/3	East Devon DC	BisC09	<p>b) may not always be relevant – so insert 'wherever relevant'.</p> <p>However, is this directly relevant to sustainability – other than perhaps reducing need to travel? May fit better in BisC10?</p>	<p>Reword criterion b) to read: <i>provision is made, <u>wherever relevant</u>, for the latest high-speed broadband and other communication networks;</i></p>
P09/4	East Devon DC	BisC09	c) Plan should map existing and proposed/desired – including with reference to the LCWIP.	<p>A map is not directly relevant to the policy.</p> <p>No change needed.</p>
P09/5	East Devon DC	BisC09	<p>d) defining how – this is quite broad/vague. Need to give developers some certainty – would they all have to be identified/mapped? Relationship with BisC08 and 21 needs considering, to avoid duplication between policies.</p>	<p>Seeks to complicate the policy, unnecessarily</p> <p>No change needed.</p>
P09/6	East Devon DC	BisC09	e) Agree relevant here – but could be better in the biodiversity policy BisC01. Note some NPs have been more prescriptive (e.g. see Dalwood NP), but also, we will be in the new LP.	<p>Seeks to complicate the policy, unnecessarily</p> <p>No change needed.</p>
P09/7	East Devon DC	BisC09	f) Bit weak – 'opportunities' to design out [...] 'are incorporated'?	<p>Current wording is standard one suggested by Devon & Cornwall Police and included in other NPs.</p>
P09/8	East Devon DC	BisC09	<p>Amend wording as follows: New development will be supported where it meets relevant policies in this plan and provided:</p> <p>a) sustainable construction and drainage techniques and energy conservation measures are incorporated within the development proposals;</p> <p>b) provision is made for connection to the latest high-speed broadband and other communication networks;</p>	<p>Accept re-wording of the draft policy as suggested by EDDC.</p>

P09/9	Devon CC Highways	BisC09	we support clause c), relating to incorporation of 'safe and secure pedestrian and cycle links'.	Note support for specific clause c) relating to the safety of cycling and pedestrians. No change required.
P10/1	South West Water	BisC10	SWWL support the inclusion of policy BisC10 imposing a policy requirement for all proposals to demonstrate how the infrastructure needs of development are addressed. The Undertaker would support broadening the proposed wording of Policy BisC10 to include reference to Statutory Undertaker Infrastructure (Energy, Digital, Water, Wastewater, etc.), which may not be suitable for the applicant to provision themselves but requires requisition of the relevant Undertaker. The Undertaker recommend such additional wording to emphasis a requirement of the applicant to submit confirmation of capacity of relevant Undertaker's to accommodate the proposed development.	Include reference in the supporting text to the Statutory Undertaker Infrastructure and the need to ensure any development proposal confirms capacity of relevant Undertaker's to accommodate the proposed development.
P10/2	East Devon DC	BisC10	Whilst we understand the reason for inclusion/aspiration, unfortunately this just isn't possible, and we would see if it as contrary to the NPPF and local plan.	The draft policy is similar to that included in many other NPs. It is a statement that has broad community support and reflects strong community aspirations. Let the Examiner decide. No change required.
P10/3	DCC Education	BisC10	Policy identifies, 'All proposals for new development must deliver the necessary provision for physical and social infrastructure to offset its impacts.' Education Comment: Please note, Devon County Council (DCC) requires all contributions* for education provision to be secured though a Section 106 agreement.	Include reference in the supporting text to Education and the need for a Sec 106 contribution towards education provision.
P11/1	Natural England	Map 8 BisC11	Settlement Boundary - A version of the boundary map with the allocations and recent planning permissions on would be useful for the reader.	It's an opinion, but the Map is designed to show just the BUAB. No change needed.
P11/3	East Devon DC	BisC11	However, as the emerging LP progresses, consider relationship with this and the changing terminology from BUABs to settlement boundaries.	Check latest terminology with EDDC.
P11/4	East Devon DC	BisC11	Suggest d) may need to be more positively worded, for example, provide information to demonstrate how the proposed development will be drained and wastewater dealt with.	This is dealt with by other policy. No change required.
P11/5	Devon CC Highways	BisC11	we suggest that clause a) should be amended to read 'benefits from safe and suitable access for all road users'.	Accept suggested rewording from DCC Highways.
P12/1	East Devon DC	BisC12	We remain very concerned about this allocation and its impact on the rural	Note concern.

			character of Bishops Court Lane and the wider landscape. While we understand the community desire for a link road, we are nervous about how this can be achieved and whether this is viable and deliverable.	Consult with DCC on revised draft policy proposal.
P12/2	East Devon DC	BisC12	the plan suggests smaller (1 and 2 bed homes) are needed but the policy leaves the mix very much up to the developer.	Include housing mix criterion requiring it to be based on evidence of local need.
P12/3	East Devon DC	BisC12	We are also aware the PC is against access through Greenspire to the A3052, but the policy does not preclude that, and it does not make the desired link road a must.	Explain in the supporting text the PC's position.
P12/4	East Devon DC	BisC12	Suggest it is essential that the pedestrian and cycle connections to Greenspire, the Village Hall, Primary School and the village centre are delivered to provide a safe alternative to ped/cycle movement using the A3052 – and for future connectivity eastwards.	Include reference in criterion c) to key location
P12/5	East Devon DC	BisC12	What actual standard for the link road, e.g. assume to be wide enough for two-way traffic? We assume so but it doesn't say that.	Add reference in criterion b) to specification Discuss with DCC
P12/6	East Devon DC	BisC12	There is no requirement to reduce the priority for traffic travelling west on Bishop's Court Lane which would suggest should be a prerequisite to this to ensure positive benefits to the village centre (and active transport within the village/connections to Exeter across the medieval bridge) and to control vehicle size and speed on BCL to prevent it becoming a rat run??	Including aspiration in supporting text and refer to traffic management arrangements with DCC
P12/7	East Devon DC	BisC12	We would query if it is realistic/achievable to 'effect a gradual transition' to countryside when it's such a prominent site, with currently very limited views of existing built development, but certainly landscape screen is key. Suggest rephrasing e) to read, "landscaping and peripheral boundary treatment, which retains existing trees and hedgerows, provides an adequate woodland buffer strip to the boundary with Bishop's Court Lane to screen development in views from the Clyst Valley Regional Park, and...."	Amend criterion e) to read: 1 e) landscaping and peripheral boundary treatment, which retains existing trees and hedgerows, <u>providing an adequate woodland buffer strip to the boundary with Bishop's Court Lane to screen development in views from the Clyst Valley Regional Park</u> , and adequately protects priority habitats in the vicinity of the site;
P12/8	East Devon DC	BisC12	Policy could require prior community consultation on a concept plan but there is no mechanism to agree it prior to submission of application.	Note comment 9.12 refers to need to agree concept plan with PC and LPA. Policy refers to "agreed concept plan" No change necessary (subject to discussions with the LPA).
P12/9	East Devon DC	BisC12	Overall, suggest the requirements in the eventual policy are more specific and that consideration is given to preparation of a development brief to be alongside the plan including the concept plan.	Consult with EDDC on revised draft policy proposal.

P12/10	East Devon DC	BisC12	<p>this allocation will likely create the demand for around 0.4ha of employment land, yet given the limited new business development under Policy BisC16, it is unclear how this additional employment demand will be satisfied in the NP area,</p> <p>It is suggested that consideration could be given to this being a mixed-use site to allow for sufficient (most likely E(g) use) employment provision. However, given proposals for employment land in /close to the Plan Area through the emerging LP, this could be explained.</p>	<p>Include reference in supporting text to employment land and opportunities nearby.</p>
P12/11	Natural England	BisC12	<p>This allocation would appear to be a slightly enlarged version of Option 3 (preferred medium growth) from the Strategic Environmental Assessment. This is presumably to allow for the increased dwelling requirement of 102 dwellings highlighted by the East Devon Local Plan review in May 2024. Natural England would expect to see this revised allocation assessed in future Strategic Environment Allocation reports. Particularly given that the larger Sowt11a site was shrunk in size owing to its sensitivity to development.</p> <p>We note that the SEA describes the land in this area as being 'high quality agricultural land'. This policy, or Policy 9 Sustainable Development, could be made more robust by requiring a soil handling plan and sustainable soil management strategy based on detailed soil surveys in line with best practice guidance: DEFRA's Construction Code of Practice for the Sustainable Use of Soils On Construction Sites</p>	<p>Ensure SEA is carried out on revised policy and site allocation and take account of any recommendations from the SEA in the Submission Version of the NP.</p>
P12/15	Historic England	BisC12	<p>With regards to the allocated site at Sowt03, potential impacts from development at the site on the setting of the Grade II Red Lodge will be limited by the site's location on the opposite side of the A3052, the existing busy traffic on the road, and some screening.</p> <p>There will though be a need for development on Sowt03 to recognise the presence of this designated site, including relating to the likely entry points to the allocated site. In this respect it is recommended that the policy incorporates a provision which recommends that an appropriate heritage assessment is undertaken to understand and, if necessary, mitigate the impact of development on the significance of this heritage resource.</p>	<p>Include criterion that requires an appropriate heritage assessment and mitigation strategy.</p>
P12/16	Devon CC Highways	BisC12	<p>- Do not support clause b), relating to the provision of a link road between the A3052 and Bishops Court Lane, on the basis that this is likely to create an attractive vehicular through route between the A3052 and A30.</p>	<p>Take account of DCC Highways concerns in redrafted policy to ensure it is fit for purpose.</p> <p>Consult with DCC on revised draft policy proposal.</p>

			However, suggest that access for pedestrians and cycles onto Bishops Court Lane should be incorporated.	
P12/17	Devon CC Highways	BisC12	We support clause c) but suggest minor amendment to refer to the 'Clyst Valley Trail,' not the 'Clyst Valley Way.'	Reword criterion c) to read; <i>the Clyst Valley <u>Trail</u> cycle route being incorporated</i>
P12/18	Devon CC Highways	BisC12	Suggest that part of the proposed new footpath link to Cat & Fiddle (referenced in the Aims and Objectives) could be incorporated into development within this allocation.	Include additional criterion regarding incorporating a new footpath link towards Cat & Fiddle in redrafted policy, to ensure it is fit for purpose
S10/2	National Highways	Section 10	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.	Refer in Section 10 Introduction to National Highways concern about local facilities and services so as to reduce travel needs.
P13/1	East Devon DC	BisC13	Suggest the 2 halves are the policy are labelled 1 and 2 and both with parts a, b and c.	Add clause numbers and re-number criteria as suggested by EDDC.
P13/2	East Devon DC	BisC13	Notwithstanding protection in the local plan, it would be logical and usual to add a clause to protect the existing community facilities in the first instance, name them and show on a plan.	Clause 1 does protect the existing community facilities, which are named in the supporting text. No change required.
P14/1	East Devon DC	BisC14	Ambiguous wording in the first sentence as to whether this means in relation to the existing school/school site only.	It relates to existing school. Reword 1st sentence of policy in conjunction with comment from DCC (below)
P14/2	DCC Education	BisC14	Re para. 10.8 Clyst St Mary Primary school is on a constrained site and should not be expanded further. Based on cohort data, there is sufficient primary capacity for the level of development currently proposed for Clyst St Mary, however, housing allocations for the emerging East Devon Local Plan are yet to be finalised. With regards to secondary education, we anticipate additional education infrastructure will be required in this area.	Reword 1st sentence of policy to read: <u>Development proposals to improve existing primary school facilities</u> Acknowledge in supporting text the view of DCC regarding site limitations
P16/2	Environment Agency	BisC16	The policy requires development to ensure there is no increase in flood risk. You may seek to increase the ambition of the policy by requiring that development results in a betterment to mitigating flood risk, or an overall reduction. Should there be no other suitable sites, the policy could require that a developer takes a sequential approach to the siting of development. For example, placing green infrastructure in the area(s) of flood risk to reduce the risk to future occupants.	Reword criterion i) to read: <i>ensure <u>the development will be safe from flood risk and not increase the flood risk elsewhere.</u></i>
P16/3	Natural England	BisC16	These sites appear to be allocations from the Neighbourhood Plan yet are not addressed in the SEA or the Report to Inform Habitat	Ensure policy proposals are assessed by SEA as they were in the 1 st NP.

			Regulations Assessment. It is noted that Site 1 (further to the east) is adjacent to priority woodland. It should be noted that the Impact Risk Zone of the Exe Estuary Special Area of Conservation is triggered by “any discharge of water or liquid waste of more than 5m ³ /day to ground (i.e. to seep away) or to surface water, such as a beck or stream”.	
P16/4	Natural England	BisC16	Policy BisC16 requires that business developments “mitigate any adverse effects of noise, air pollution and light pollution”. Natural England suggests that ‘water’ is added to this list of potential pollutants.	Reword criterion h) to read: <i>mitigate any adverse effects of noise, air pollution light pollution and <u>water pollution</u></i> ; and
P16/5	Natural England	BisC16	We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.	Refer recommendation to AECOM for SEA consideration.
P16/6	East Devon DC	BisC16	this would appear to be in conflict with adopted LP policy E7 which would allow small scale expansion where sites are at or near full occupancy.	E7 is not a strategic policy. If EDDC is not objecting to the policy which is intent on constraining existing business sites to protect the character of the rural area then, No change required. (But check with EDDC, in context of new LP.)
P16/7	East Devon DC	BisC16	Re. criteria wording: c) – significance of	Reword criterion c) to read: <i>not adversely affect <u>the significance of any listed building, heritage asset or setting</u></i> ;
P16/8	East Devon DC	BisC16	d, e and f) – some overlap/splitting of hairs – suggest rationalising and keep each bullet to one topic.	Seems to complicate the policy unnecessarily No change required.
P16/9	East Devon DC	BisC16	g) – suggest could be stronger than promote – ‘be accessible by a range of modes of sustainable transport including’, perhaps.	Reword criterion g) to read: <i><u>be accessible by a range of modes of sustainable transport including on foot, by bicycle, or by public transport</u></i> ; ...
P16/10	Historic England	BisC16	Policy appears to allocate 6 sites for development. If these sites have not been previously allocated in the Local Plan, we would expect to see an evidence base and justification for this allocation within the SEA, and any recommendations incorporated into the Neighbourhood Plan.	Ensure sites and policy proposals are assessed by SEA as they were in the 1st NP.
S12/1	National Highways	Section 12	Plan polices should therefore continue to ensure that growth is proportionate and reflects local needs, and in relation to traffic	Ensure importance of pedestrian and cycle links are reflected in the policies.

			<p>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</p> <p>National Highways would wish 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 car.</p>	
S12/2	Devon Countryside Access Forum	Section 12	<p>Given that there are no bridleways in the parish, this would be a useful aspiration to include. This would also accord with Devon County Council's Rights of Way Improvement Plan, a statutory document.</p> <p>The stated aim for the Clyst Valley Trail, as set out by Devon County Council and East Devon District Council, is that the trail should be an eight-mile recreational route. The proposed route would be a "multi-use trail suitable for people walking, cycling, using wheelchairs or mobility scooters and, where feasible, horse riders."</p>	Refer matter to Parish Council
S12/3	Devon CC Highways	para 12.5	<p>You may wish to reconsider the inclusion and highlighting that the time limits on parking within the Parish Council car parks are not enforced.</p>	This is already mentioned. No change required.
P17/1	East Devon DC	BisC17	<p>Not entirely clear where this applies, especially as policy title says 'in residential areas' and clause 2 refers to 'nearby residential areas'.</p> <p>For clarity in application, suggest at the least the supporting text clarifies this, either linked to the BUAB or specific locations.</p>	<p>Change title of BisC17 to read: <i>'Business Development'</i></p> <p>Change title of BisC16 to read: <i>'Business Areas'</i></p> <p>Reword clause 2 to read: <i>Proposals for new development that combines living and small-scale employment space will be encouraged provided there is no adverse impact on <u>residential amenity and character.</u></i></p>
P17/2	East Devon DC	BisC17	<p>We would suggest within the BUAB, consider whether heritage impact should also be referenced given the number of listed buildings in Clyst St Mary and the Sowton Conservation Area.</p> <p>Are there any specific brownfield sites have in mind and if so, could they be considered for allocation?</p>	<p>Add criterion to Clause 1 to read: <i><u>do not impact detrimentally upon designated or non-designated heritage assets and their settings</u></i></p>

P17/3	East Devon DC	BisC17	In 3a, what is meant by health and safety impacts? – these may largely be outside control of planning.	Delete from criterion a) <i>'health and safety impacts'</i>
P17/4	East Devon DC	BisC17	As per earlier remarks – 1c and 2 – not significantly harm / no significant adverse impact.	Reword criterion c) to read: <i>Do not <u>significantly</u> harm</i> Reword Clause 2 to read: <i>... provided there is no <u>significant</u> adverse impact on the character and amenity of nearby residential areas.</i>
P17/5	East Devon DC	BisC17	Reword criterion c): c) do not significantly harm residential amenity; and	Accept re-wording of the draft policy as suggested by EDDC
P18/1	East Devon DC	BisC18	suggest that to make this more useful, it could (as in some other neighbourhood plans) identify particular routes in the policy, and also include this is a prioritised list of projects for CIL / developer contributions. This should include the Clyst Valley Trail (CVT) and show the indicative LCWIP route on Map 11 If as part of BisC12 a new vehicular access is provided to Bishops Court Lane from the Sidmouth Road, then the opportunity to remove through traffic from CSM should be investigated and measures considered to reduce vehicular dominance and improve walking and cycling in the village centre and support increased opportunity for physical activity and reduce reliance on private vehicles.	Include reference to routes and aspirations in Introduction to Section 12.
P18/2	East Devon DC	BisC18	Suggest insert 'Appropriate' in place of 'The' at the 1st sentence.	Reword policy to begin with: <i><u>Appropriate</u></i> Explain in supporting text what appropriate means
P18/3	East Devon DC	BisC18	Also consider simplifying the wording/amalgamating the 2 clauses, to say something like, 'The appropriate creation of new and improvement and enhancement of existing footpaths, cycleways and PROW to form a coherent, connected and safe network in and around the neighbourhood area and to onward destinations, including the CVT, will be supported, provided there is no negative impact on designated habitats and wildlife corridors.'	Reword policy to read: <i>The <u>appropriate</u> creation of new and improvement and enhancement of existing footpaths, cycleways and PROW to form a coherent, connected and safe network in and around the neighbourhood area <u>and to onward destinations</u>, including the CVT, will be supported, <u>provided</u> there is no negative impact on designated habitats and wildlife corridors.'</i>
P18/4	Devon CC Highways	BisC18	Whilst wildlife corridors and designated habitats are of significant importance, developments need to promote and ensure footways/cycleways and enhancement off public rights of way wherever possible.	Note point, which is covered by revised BisC18 (as above). No change required.

			Careful consideration needs to be given to promote both without one precluding the delivery of the other.	
P19/1	East Devon DC	BisC19	It may be sensible therefore to specify the required levels in the allocation policy.	Parking provision covered by BisC19 and reference in BisC12 to other polices in the NP No change necessary.
P19/2	East Devon DC	BisC19	Cycle parking is not referred to The new LP proposes to double the current LP requirement of 1 cycle space per dwelling to 2, so depending on timing of your plan, it would be prudent to align to the new LP rather than be silent on this.	Include new clause 3 to read: <i><u>New residential development should provide parking and storage space for cycles in accordance with the requirements of the Local Plan.</u></i>
P19/3	Devon CC Highways	BisC19	Appropriate cycle parking levels need to be provided for each respective dwelling.	Suggestion covered by additional clause 3 (see above).
P20/1	East Devon DC	BisC20	we find the policy justification for this is rather vague/weak. Suggest needs careful consideration of possible unintended consequences and any relationship with emerging LP proposal for employment allocation north of Sowton village. More explanation including preferred route etc – or at the least some criteria.	Policy reflects local aspirations. No change necessary.
P20/2	East Devon DC	BisC20	the text says it will be supported ‘particularly if it also provides a safe walking and cycling route’ but no mention of this in the policy.	Include reference in policy to walking and cycling lanes.
P20/3	Devon CC Highways	BisC20	However, given apparent constraints, an alternative vehicular access to Sowton village is unlikely to be deliverable within the short to medium term.	Note DCC view that such an access is unlikely to be deliverable within the plan period.
P21/1	East Devon DC	BisC21	Would be useful to understand the logic of seeking to remove the LGS designation that these two areas currently enjoy under the made NP	Note curiosity Include explanation in supporting text of how this policy differs from BisC08 in purpose.