



East Devon District Council
Revised Draft Honiton Sports Pitch Strategy

Consultation Statement

October 2016

Introduction

The Revised Draft Honiton Sports Pitch Strategy has been developed as a means of implementing the action plans identified in the district-wide East Devon Playing Pitch Strategy 2015 (PPS) which was adopted in June 2015 following appropriate consultation as set out in the [PPS Consultation Statement](#).

Playing Pitch Strategy

The Playing Pitch Strategy (PPS) was produced by a Steering Group comprising of officers and Members from the Council, Sport England, the FA, RFU, ECB, England Hockey and Active Devon, with other representatives being brought in at relevant times. The Steering Group met from the outset of the project on a regular basis and continues to meet periodically to consider implementation and review. Town and Parish Councils, local sports clubs and schools were surveyed in 2013/14 and so their comments helped shape the PPS from the very start. During the drafting of the PPS, it became obvious that there was a need to focus in on supply and demand for football pitches in Honiton. Following publication of the first draft of the PPS in October 2014 it was considered necessary to organise a meeting with sports clubs in Honiton to understand pitch related issues and the opinions of clubs in more depth.

To this end, a public meeting was held in Honiton on 20th November 2014 to discuss these issues with local club representatives. The meeting was attended by representatives of Honiton Town Football Club, Honiton Youth Football Club, Honiton Rugby Football Club, Honiton Cricket Club, Honiton Hornets Hockey Club, Dunkeswell Rovers Football Club, Offwell Rangers Football, Awliscombe United Football Club, Feniton Football Club, Honiton Running Club, Honiton Tennis Club, Honiton Community College, Honiton Town Council, the Football Association, England Netball, the Midweek Herald, local District Councillors and officers from East Devon District Council so potentially all of the key players were there to discuss issues. At the meeting and in correspondence with attendees following it, the planning policy officer requested that all clubs that were in attendance took the time to respond to the PPS pitch users survey which was still available on the Council's website even if they had done so previously to ensure that all of the correct information was gathered. They were encouraged to read through the relevant sections of the Draft PPS and provide comment if any specific things needed amending. New responses were received from a number of clubs and these were used to inform the second draft of the PPS which then included a Honiton specific appendix

A second Draft PPS was subsequently considered and endorsed for consultation by the Council's Cabinet in February 2015. The Draft PPS was subject to consultation from Friday 13 February 2015 until 12 Noon on Monday 16 March 2015. A number of changes were made to the strategy in response to comments received. More details of the comments received and changes made can be found in the [PPS Consultation Statement](#). The revised draft was then considered by Cabinet in June 2015 and subsequently adopted.

Early stages

Following adoption of the PPS, officers began exploring site options for the delivery of new sports pitches in and around Honiton in August 2015 (Step A of the methodology). As part of this, officers met with representatives of Honiton Town Council in October 2015 to discuss the project and outline potential points of engagement. The town council suggested a few potential sites to consider which aligned with sites already identified as potentials by officers.

Having identified potential sites to consider, the Council identified the relevant land owners through interrogation of Land Registry title deeds and wrote to them in November 2015 to let them know that their land was being considered and to find out if they had any interest in their land being used for sports pitch development. Minimal responses were received.

Following the initial identification of sites, the Council then appointed consultants STRI to assist in the rationalisation of options (Step B of the methodology).

Following this, as the project moved into Stage 2 of the methodology in December 2015 officers consulted Devon County Council’s Highways and Historic Environment teams, and East Devon District Council’s Landscape Architect and Countryside and Environmental Health teams over the potential sites. The comments that were received are detailed in Appendix 4 to the strategy.

The owners of sites proceeding to Stage 2 were then written to again in early February 2016 requesting access to their land to perform CAD surveys to help inform the production of site plans for consideration and informing them of a report being taken to Cabinet later in February detailing progress on the project to date. Where there was no response to this letter a further letter was sent in late February 2016 enclosing a notice of intended entry to the land. At this stage Honiton Town FC, Honiton Youth FC, Honiton Cricket Club, Honiton Rugby Club, Honiton Hockey Club, Honiton Town Council and Honiton Community College were also written to informing them of the report to February Cabinet detailing progress on the project.

Draft Honiton Sports Pitch Strategy (May 2016)

Following production of potential site plans, officers conducted a basic sustainability and suitability assessment and produced a Draft Honiton Sports Pitch Strategy which was consulted on from Friday 27th May 2016 to 5pm on Friday 8th July 2016 (six weeks).

The following consultees were written to by email or letter inviting them to make comments on the draft strategy:

Land owners of sites being considered	Honiton Primary School	Exeter City Council
Neighbours of sites being considered	Honiton Development Trust	Heart of the SW LEP
EDDC services	Devon FA	CPRE
Ward Members	Devon RFU	National Trust
Honiton Town Council	Devon Cricket Board	RSPB
Awliscombe Parish Council	The FA	Devon Wildlife Trust
Offwell Parish Council	The RFU	Forestry Commission
Gittisham Parish Council	The ECB	Woodland Trust
Buckerell Parish Council	England Hockey	Devon Local Nature Partnership
Monkton Parish Council	Sport England	South West Water
Farway Parish Council	Active Devon	Western Power Distribution
Luppit Parish Council	LED Leisure	Wales and West Utilities
Combe Raleigh Parish Meeting	Blackdown Hills AONB	National Grid
Honiton Town FC	East Devon AONB	Network Rail
Honiton Youth FC	Natural England	Office of Rail and Road

Honiton RFC	Environment Agency	Devon and Somerset Fire and Rescue Service
Honiton Cricket Club	Highways England	Devon and Cornwall Police
Honiton Hockey Club	Historic England	NHS East Devon CCG
Feniton FC	Devon County Council (Highways)	Vodafone and O2
Awliscombe United FC	Devon County Council (Environment)	EE
Dunkeswell Rovers	Devon County Council (Historic Environment)	Three
Offwell Rangers	Devon County Council (Education)	The Coal Authority
Honiton Community College	Teignbridge District Council	Marine Management Organisation

These invites were accompanied by a press release which was published on the East Devon website midway through the consultation on 10th June at <http://eastdevon.gov.uk/news/2016/06/council-consults-on-its-draft-sports-pitch-strategies-for-honiton-and-exmouth/>. The press release was sent to all local media contacts ahead of publication and as such the strategy was reported on by local newspapers/outlets including [View News](#), the [Midweek Herald](#) and [Bay FM](#). The [Devon FA](#) also reported it on their website.

The draft strategy was published on the East Devon website on the Planning Policy webpages and available to view at the Council offices reception in hard copy. An officer also attended a meeting of Honiton Town Council to present the strategy and answer questions.

Comments were received from a total of 34 respondents. These comments are summarised in the following table:

Site	Summary of comments
General	<ul style="list-style-type: none"> • How will any of the plans be implemented? • Land between Macaulay Close and Northcote Hill Road should be considered. • Disappointed not to have been involved more from the start. • Methodology does not allow for critically analysing effects on immediate surrounding neighbours. • There is no local identified need for additional sports pitches. • The strategy has clearly looked at all sites from each possible angle to ensure the most viable sites have been chosen. • The sites highlighted in Honiton have identified hub sites which meet the current and proposed future demand agreed as part of the East Devon PPS. • Moveable goals at any hub site to ensure flexibility at the site and allow pitches to be rotated to maintain the standard of the playing surface. • Support the delivery of additional sports facilities to meet the needs identified in the adopted Playing Pitch Strategy. • Concerned that the strategy is not accompanied by a Sustainability Appraisal (SA) or Strategic Environmental Assessment (SEA).
Mountbatten Park (HA)	<ul style="list-style-type: none"> • Need for additional car parking • Need for new cricket nets at Mountbatten. • The existing pitch is 104m x 62m (not 91m x 55m). Honiton Town FC are

Site	Summary of comments
	<p>looking at progressing to the Peninsula League and as such need to use an adult sized pitch for <u>all</u> games and in time will need to develop the ground to meet league standards.</p> <ul style="list-style-type: none"> • Drainage needs improving • Only support improvements to clubhouse/changing at a single storey level. • Support plans for a two storey clubhouse/changing building.
St. Rita's (HB)	<ul style="list-style-type: none"> • Improvements to Turks Head Lane would need capital grants as maintained as an unsurfaced track by Honiton Town Council. • St. Rita's confirm that they wish for this site to continue being used for junior football.
All Hallows (HC)	<ul style="list-style-type: none"> • Concern about the health risks of continued sports pitch use and dog fouling at All Hallows. • Support the recommendation to install drainage and floodlights which are seen as urgent improvements to the rugby club. • Honiton RFC wish to remain at All Hallows and understand that joint use of the site with the Former Showground site is the best option. • Support for floodlighting at All Hallows. • Impacts of the floodlighting on the wider AONB need to be considered. • Current usage is bad enough for neighbours shouldn't increase it further. • Tower Cross should be used instead.
Honiton Community College (HD)	<ul style="list-style-type: none"> • Should feature more significantly and explicitly in the document. • Locating the AGP at the school will enable multi-sport use for curriculum sport, aid security, maintenance and management issues, and hopefully allow the hockey club to use changing facilities at All Hallows.
St. Rita's extension (H1)	<ul style="list-style-type: none"> • A 3x wicket cricket square (or single artificial if necessary) should be considered between the football pitches on H1 to supplement existing at Mountbatten. • Concern about the additional traffic and parking • Honiton Town FC would not use youth sized pitches here as Peninsula League requirements do not allow. Also would not move as they like the atmosphere of Mountbatten Park. • Understand the logic behind recommending additional land at St. Rita's but a lack of landowner interest and the intentions of that land owner to retain it as undeveloped means that CPO at residential value would likely be required and that is not supported. • Use of additional land at St. Rita's would impact on the peaceful running of the religious retreat and threaten its existence. • The benefits do not clearly outweigh the disbenefits as far as neighbouring uses are concerned (St. Rita's). • Increased usage at St. Rita's would have a detrimental noise impact on neighbouring properties. • St. Rita's have a right to object as it would negatively impact on the entire purpose of the retreat as a place for spiritual and emotional contemplation. • The site should not be referred to as "urban". • Tawny Owls, Buzzards, Rooks and other birds feed, nest and breed on the site. • Concern that allowing sports use would be the thin end of the wedge and it would actually end up being sold off for housing in years to come.
Tower Hill (H2)	<ul style="list-style-type: none"> • Tower Cross is the answer, perfect for everyone. • Tower Cross proposals were worked up based on Sport England

Site	Summary of comments
	<p>guidance to provide multi-sports hub clubs; these plans do not bring the clubs together to be a unifying force in the town.</p> <ul style="list-style-type: none"> • The need for sports facilities outweigh individual preferences. • Tower Road is narrow, dangerous and there are frequent accidents. • People would be forced to travel in cars. Walking would never be an option (dangerous and difficult). • Chaos, plus noise and air pollution caused by construction traffic would be unacceptable. • Impacts would be unacceptable in an AONB. • Expansion to Honiton Golf Club was refused due to being in the AONB, impacts on hedgerows, rights of way and access. This would have similar issues. • Clubhouse/bar/maintenance building and parking infrastructure would be required at significant cost and at the detriment of the AONB.
<p>Current Showground (H3)</p>	<ul style="list-style-type: none"> • No less sustainable than St. Rita's • Partly floodplain and any development would need to be limited to prevent waterlogged pitches. • The site contains a public footpath which would be almost impossible to divert.
<p>Former Showground (H4)</p>	<ul style="list-style-type: none"> • Support as most suitable site despite being in AONB but needs safe pedestrian/cycle access and additional bus stop outside the site to be provided. • Support identification of the former showground for rugby pitches • The school could also use these to help alleviate pressures on All Hallows. • Access by foot/bike is poor and a footpath/cycleway would be required. • Site assessment sheet branded the site "unsatisfactory" is this an issue? • AONB location restricts floodlighting – impact on club/usage • AONB impacts need considering. • High grade agricultural land needs considering. • Provision is piecemeal and would be better all together on one site (Tower Cross or similar). • This site is impacted on by the proposed A30 improvements. • Concern that would set precedent for additional development in this area and within the AONB. • Noise impacts on the AONB. • Clubhouse not acceptable within the AONB. Use by other functions would not be acceptable. • Traffic impacts greater than acknowledged and A30/35 junction not suitable for pedestrian access. • There would be an amenity impact on some residents on Langford Road and beyond. Have their human rights been considered? • Impacts of a new footpath on amenity and security of existing properties. • Impact on the floodplain. • Impact on local economy and local farms that are diversifying to meet tourism needs. • Early delivery should be considered. • Small amount of floodplain within the site and on Langford Road should not be considered as a constraint for pitches themselves but clearly need to consider the impact of flooding on access to the site. There should be no raising of land within the floodplain and impacts of excavation works should be fully considered due to historic landfill on site.

Site	Summary of comments
Former Manor House School (H5)	<ul style="list-style-type: none"> • Support sensitive use of the site for sports pitches. • Access can be improved through provision of Eastern by-pass. • Access is poor and dangerous.
Hayne Lane (H6)	<ul style="list-style-type: none"> • No less sustainable than St. Rita's • Why did EDDC purchase this land for sports pitches if it is not suitable? The Council could sell it now for employment land and use the proceeds towards pitches on other sites.
Kings Arms Farm (H7)	<ul style="list-style-type: none"> • No less sustainable than St. Rita's • Agree that floodplain at Kings Arms Farm makes that site unsuitable. • Gittisham Football Club previously used part of the land. • South West Water infrastructure within the overall site requiring access to be maintained together with existing ground cover over it.
Awliscombe Road (H8)	<ul style="list-style-type: none"> • No less sustainable than St. Rita's
Land between Mountbatten Park and the A30 (H9)	<ul style="list-style-type: none"> • Would require much improved access through existing gateways • The lane needs resurfacing. • No development should block daylight from neighbouring property. • Protective fencing would be required to stop balls being lost into neighbouring property and the A30. • Support the potential of the site to meet children's needs. • Dog fouling should be policed and dogs should be kept on leads. • Site was required as a landscaped buffer to the planning permission for housing at Ottery Moor Lane and should not be developed. • Noise levels from the A30 were considered too high for the siting of a play area on this site and so it is unsuitable for sports pitches. • Strategy highlights the inflexibility of the site for pitches due to its width. • Not cost-beneficial.

Revised Draft Honiton Sports Pitch Strategy (October 2016)

Following receipt of the above comments through the consultation officers contacted a number of key stakeholders to better understand concerns they had raised through their representations. In turn, the following changes were then made from the initial draft strategy to the revised draft strategy.

Page	Paragraph	Change	Reason for change												
Front Cover		Amended name of document to read “ <u>Revised</u> Draft Honiton Sports Pitch Strategy” and date to <u>October</u> 2016.	Version control and clarity												
3	First para	Amended name of document	Version control and clarity												
3	Table	Amended recommendations:	To align with the recommendations made in the strategy. Note – individual amendments to recommendations are dealt with elsewhere in this table of changes as this change relates solely to the executive summary table.												
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3	Final para	Amended name of document and consultation dates.	Version control and clarity						
9	I.6	Added text: “This appendix showed that in 2014 there was demand for the following sports pitches in total in Honiton with no overmarking (<u>assumes capacity of provision at “standard” quality</u>):”.	To be clear that calculations of pitch demand for Honiton contained within the PPS were based on an assumption that they were of “standard” quality as defined by the Sport England PPS methodology.						
9	I.9	Amended spelling of cricket	Accuracy						
10	I.10	Added text: “This means exploring options for wholesale relocation of clubs/facilities as well as potentially just <u>improvements to existing and</u> additional pitches to supplement existing and weighing up the pros and cons of each option”.	To be clear that meeting demands was not simply a case of providing more pitches but also a case of improving existing and the combined effect.						
13	I.32	Added text: <ul style="list-style-type: none"> ● <u>Accessible Sport Facilities (Sport England)</u> ● <u>Artificial Sports Lighting (Sport England)</u> 	To ensure that future more detailed stages of planning facilities take account of these guidance documents.						
13	I.33	Added paragraph: <p><u>“SEA/HRA Screening</u></p> <p>I.33 <u>Officers have conducted a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report of the</u></p>	To reflect the fact that an SEA/HRA Screening Report has been completed and its conclusions.						

Page	Paragraph	Change	Reason for change
		<u>Revised Draft Honiton Sports Pitch Strategy which concludes that neither SEA or HRA is required to accompany the strategy. This screening report will be available for consultation alongside the revised draft strategy.</u>	
13-14	I.34-I.35	<p>Added paragraphs: <u>“Consultation</u></p> <p>I.34 <u>A Draft Honiton Sports Pitch Strategy was consulted on for 6 weeks from 27th May 2016 to 8th July 2016. Representations were received from 34 different people and organisations on a range of issues and regarding a number of the sites that were considered. In response to this a number of changes were made to this strategy. The Consultation Statement sets out the consultation that has taken place and the changes made in response to representations that have been made.</u></p> <p>I.35 <u>A Revised Draft Honiton Sports Pitch Strategy, along with SEA/HRA Screening Report, Consultation Statement and Equalities Impact Assessment will be consulted on for 4 weeks from Tuesday 22nd November 2016 to Tuesday 20th December 2016.</u></p>	To explain the consultation that previously took place, the fact that this consultation statement sets out a summary of comments and changes made in response to them and to explain the dates of and documents included in the next consultation.
15	1A.2	<p>Amended text: “Honiton Town Council was invited to identify sites they felt ought to be considered in October 2015, however none were suggested. <u>At that stage a number of sites were suggested which aligned with sites already identified as potentials by officers. Later, during the Draft Strategy consultation in Summer 2016, a further site on land between Macauley Close and Northcote Hill Road was floated by the Town Council, however, officers considered the site to be likely to fail at Step B (rationalisation) due to the flattest part of the site being in the floodplain, the remainder being relatively sloped and an irregular shape which would not allow for suitable sports pitch development. The site would also be difficult to gain access to. That being the case it was not considered any further.</u>”</p>	To better reflect the involvement of Honiton Town Council at an early stage and in response to comments made during the consultation. Also to explain that the site between Macauley Close and Northcote Hill Road was considered in response to the suggestion made during the consultation
15	1A.3	Added text:	To explain the consideration of Honiton

Page	Paragraph	Change	Reason for change
		<u>“It should be noted that the Honiton Community College playing field (referred to as site HD elsewhere in this strategy) was not considered as it has already been identified for the location of a floodlit sand-based AGP in the PPS.”</u>	Community College Playing Field and the PPS action plan to deliver a sand-based AGP there in response to comments made during the consultation.
17	1B.4	Added text: “Those sites identified as being in the “Unsatisfactory” category would require significant works and investment to bring them up to sports pitch standards, <u>but it would be feasible.</u> ”	To clarify that just because a field (in its current state) was identified as “unsatisfactory” doesn’t mean that it would not be feasible to develop it into sports pitches in response to comments made during the consultation.
22	2C.5	Added paragraph: “ <u>2C.5 The Honiton Community College playing field (HD) was not surveyed nor plans produced as it has already been identified for the delivery of a floodlit sand-based AGP through the PPS.</u> ”	To explain the consideration of Honiton Community College Playing Field and the PPS action plan to deliver a sand-based AGP there in response to comments made during the consultation.
24	2D.9	Amended text: “However, additional car parking would could need to be provided on an alternative site (H1 or H9)”	To better reflect the potential ability of Mountbatten Park to accommodate additional car parking.
28	2E.7	Amended text: “ St. Rita’s extension (H1) The PPS specifically identifies in action plan HO.13 that options for delivering additional youth football pitches at St. Rita’s should be explored. It would be possible to lay out two of the largest youth 11v11s plus 2x mini 5v5s on additional land at St. Rita’s. <u>It may also be possible to accommodate additional grass cricket wickets between the youth 11v11 pitches.</u> This would enable the youth football club to spread current <u>and future</u> usage out over additional pitches (reducing the impact on the quality of existing pitches) and <u>the cricket club</u> to expand in the future. FA compliant adult pitches cannot quite be accommodated on St. Rita’s-It would not be possible to accommodate two FA compliant adult pitches without unreasonable impact	To reflect comments made by Honiton Town FC and Honiton Cricket Club during the consultation and consider options of how these issues could be addressed.

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		<p>on protected trees and hedgerows, (although a single adult pitch would be possible. However U15/16 Youth 11v11 pitches, at 91m x 55m (excluding run-offs) these pitches would be of a similar size to slightly smaller than the pitches at Mountbatten Park which were provided as adult sized pitches before the latest guidelines came into place. An option could be for the adult football club could to therefore utilise the pitches when the cricket season takes over at Mountbatten Park, reducing the issues of ground sharing that currently exist. However, the football club has raised issue with this and explained that they would not be able to compete at Peninsula League level (which is the club’s ambition) on smaller than official adult sized pitches or on the current arrangement of using an adult pitch overmarking a cricket outfield (they require sole occupancy for football). That being the case, another option might be to consider relocating the cricket ground to site H1, and then improving Mountbatten Park (HA) to allow development of a Peninsula League standard football ground in due course. This would enable the adult football club’s current and future needs to be met on one site, and the increased quality and capacity provided by drainage and sole occupancy would enable additional junior football to be met through overmarking the adult pitches with youth/mini pitches. This would also address the issue of adult football and cricket sharing their home ground. This option would, however, be less appealing to the cricket club who’s ambitions to expand would be tempered and who would not be able to take advantage of potential sponsorship and catering/bar functions and the important revenue stream these bring at the main clubhouse. Co-location with existing pitches makes the sustainability and viability credentials of the site <u>for the delivery of sports pitches in general</u> impossible to overlook.”</p>	
28	2E.8	<p>Amended text: “In addition to this, the potential cost of laying out pitches on this site <u>as proposed by the STRI plans</u> is relatively low at an estimated £157,000 because the land is fairly flat already, therefore requiring less re-profiling. <u>The costs may vary for the above mentioned alternative including a relocated and suitably prepared cricket square.</u> Additional changing and car parking facilities would need to be accommodated through a review of the existing</p>	<p>To reflect the amendments made in paragraph 2E.7 (above) and the fact that the costs suggested by STRI may vary in that case. Also to reflect the way that additional car parking could potentially be accommodated at Mountbatten Park in this scenario in</p>

Page	Paragraph	Change	Reason for change
		<p>provision at Mountbatten Park (HA). It may be that additional car parking could be accommodated on this site to the north-east of the St. Rita's Centre to enable a replacement/extension to the existing clubhouse on Mountbatten Park. If the above alternative arrangement were pursued then it could be possible to move the first XI football pitch on Mountbatten Park (HA) slightly north-west (over what is currently the cricket square). This should provide room to construct additional car parking to the south-east of the pitches along Ottery Moor Lane.</p>	<p>response to comments made during the consultation.</p>
29	2E.11	<p>Added text: <u>"The main concerns of the retreat are the location of pitches in close proximity to the centre and the general impact that intensified use of land surrounding the centre might have on the peaceful and reflective nature of the centre's use. It might be possible to reduce the impacts on the centre by exchanging the football pitches shown on the STRI plans with a relocated cricket ground which may have a less significant impact in terms of noise and in any case only be used from May to September."</u></p>	<p>To reflect comments made by St. Rita's during the consultation regarding the impact of use of site H1 on the centre's existence and nature and to explain how the alternative scenario of delivering cricket provision on the field might present a way to reduce impacts to a potentially acceptable level.</p>
29	2E.12	<p>Amended text: "The St. Rita's extension site should be progressed as a priority site for the provision of additional football sports pitches to meet the needs of Honiton in conjunction with improvements to existing pitches and ancillary facilities at St. Rita's and Mountbatten Park. <u>Two alternative options exist for use of the site:</u> (1) <u>2x Youth 11v11 and 2x mini 5v5 football pitches (as per the plans produced by STRI); or</u> (2) <u>A relocated 10x grass (plus 1x artificial) wicket cricket ground and small pavilion building</u> In order to progress this <u>site</u> it may be necessary to exercise a Compulsory Purchase Order (CPO) depending on further negotiations with the landowner. <u>Which option is pursued will be at least partly dependent on these negotiations.</u>"</p>	<p>In response to the comments of the senior football club and cricket club and to recognise that there are alternative options for the use of the site but that fundamentally it is the most sustainable and suitable location for new sports pitches in Honiton and cannot be overlooked. Also in response to the comments of St. Rita's and to recognise that negotiation with the landowner will play a key role in determining the future use of the site.</p>
30	2E.17	<p>Added text: "Whilst the Former Showground is located on high quality agricultural land</p>	<p>To better reflect the fact that whilst access to site H4 by foot and bike is not</p>

Page	Paragraph	Change	Reason for change
		within the AONB and <u>potentially</u> has issues regarding <u>safe</u> accessibility by foot/bike”	particularly good/safe at present, there are potentially options to improve this.
30	2E18	Added text: <u>“The Blackdown Hills AONB team highlighted concerns with the impact of this site on the wider AONB as part of the consultation on the draft strategy.”</u>	To reflect comments made by the Blackdown Hills AONB team during the consultation.
30	2E.19	Added paragraph: “ <u>2E.19 In addition to this, during the consultation, Devon County Council published plans for the improvement and re-alignment of the A30 trunk road from Honiton to Devonshire Inn. These plans showed potential for a new link road linking what would then become the old A30 Monkton Road to Langford Road cutting directly across this site. If delivered exactly as proposed through their consultation plans then it would undermine the ability of the site to deliver sports pitches as proposed in the draft strategy. Initial discussions with the County Council have intimated that they would like to accommodate plans for the sports pitches as much as possible within reason and it appears that a suitable solution to accommodate both plans may be possible, but the final design and decision will rest with Highways England. If there is a requirement to accommodate the new link road then it is expected that it would be necessary to also need to utilise the adjoining field immediately to the east of the field identified as site H4. That may then enable the new link road to be delivered but also improve the landscape impact of the pitches.”</u>	To reflect updated circumstances regarding the site arising from Devon County Council’s consultation on improvements to the A30 between Honiton and Devonshire Inn and latest discussions between District Council and County Council officers about the alignment of plans in this regard.
30	2E.20	Added paragraph: “ <u>2E.20 By splitting out the pitches across two separate fields, it would be possible to create multiple different “platforms” rather than siting them all on a single level. This would mean a less engineered and harsh reprofiling of the land could be possible which it is hoped would help to address concerns voiced by the Blackdown Hills AONB.”</u>	To explain how concerns raised during consultation with regards to potential impact on the AONB could be reduced.
31	2E.21	Amended text:	To reflect the fact that Devon County

Page	Paragraph	Change	Reason for change
		“The only other option would be to potentially consider a new bridge over the A30 as part of possible the plans to improve/re-align the A30 in this location”	Council’s plans have now been publicly consulted on.
31	2E.22	Amended text: “The cost of delivering pitches in this location would be significant, mainly due to the sheer quantity of earthworks required to create a flat platform(s) for the pitches.”	To reflect the fact that it might be necessary to deliver pitches across more than one “platform” in response to the changes above.
31	2E.24	Amended text: “The owners of the site (who also own the field immediately to the north-east which may potentially also be required) have been contacted to gauge interest in making the site available for sports pitches but the Council has had no response despite multiple attempts. It is therefore not known whether it will be possible to purchase or lease this site for the purpose of delivering sports pitches without the need to use Compulsory Purchase Order (CPO) powers stated that they would potentially be open to the idea of making the site available for sports pitches. ”	To reflect recent correspondence with the site owner and make reference to the ownership of the potential additional land mentioned above.
32	2E.31	Added text: “The site is not suitable for the long term <u>permanent</u> location of sport pitches to meet the needs of Honiton <u>considering the other options that are available.</u> ”	To better qualify comments already made with regards to site H5.
33	2E.34	Added text: “No pitches should be delivered here unless it proves impossible to deliver <u>additional</u> pitches at St. Rita’s extension (H1), <u>additional capacity at Mountbatten Park (HA) and St. Rita’s (HB) or that provision does not satiate demand.</u> ”	To better reflect the status of this site considering the amended recommendations for Mountbatten Park and St. Rita’s.
33	2E.36	Amended text: “However, the site is only able to accommodate 3x mini 5v5 football pitches which means it would be limited to use by under 7s / under 8s. No other pitch types (football, rugby or cricket) could fit on this site. The site is therefore not that flexible in terms of ability to be used by multiple age ranges or sports. It would not be prohibitively expensive to lay pitches out on this site, but the benefits of doing so would be fairly minimal. The <u>STRI potential</u> plans for site H1 show how two additional mini 5v5 pitches can <u>could</u> be accommodated	To better reflect the status of this site considering the amended recommendations for Mountbatten Park and St. Rita’s.

Page	Paragraph	Change	Reason for change
		on land directly to the west of the St. Rita’s Centre. If these are provided alongside the larger format provision <u>potentially proposed</u> to the south of the centre, then there would likely be little demand for additional mini 5v5 pitches on site H9. <u>If, however, these pitches are not delivered or the alternative arrangement of a relocated cricket ground on site H1 is pursued then there may be an increased likelihood of needing this site (H9) to deliver some mini football pitches depending on how much capacity can be increased at Mountbatten Park (HA) and St. Rita’s (HB) through other improvements.</u> ”	
33	2E.37	Amended text: “If delivering additional car parking or clubhouse facilities on sites HA and/or H1 is turns out not <u>to be</u> possible then it may be necessary to deliver some extended facilities here”	Clarification.
33	2E.38	Added paragraph: “ <u>2E.38 In response to the consultation on the draft strategy, the owners of the site stated that they would not be willing to allow use of their land for sports pitch related uses. That being the case, if it transpired that the site were required for the delivery of additional mini soccer pitches then CPO might be required.</u> ”	In response to comments made by the landowner during the consultation.
33	2E.39	Amended text: “Consider this site as a backup in case other land plans for other sites in the vicinity do not create sufficient capacity to accommodate all mini football. at St. Rita’s extension (H1) capable of taking mini pitches is not deliverable or additional mini pitches are required. Depending on the exact plans for extension and improvement of clubhouse and car parking facilities at Mountbatten Park, additional facilities could <u>potentially</u> be accommodated here. <u>However, if required, a CPO would likely be needed to acquire the site.</u> ”	To reflect the status of this site considering the amended recommendations for Mountbatten Park and St. Rita’s and response from the owner regarding availability of the site.
34	2E.41	Amended text: “In terms of football and cricket sharing issues there would appear to be two <u>three</u> realistic options: 1) Honiton Cricket Club relocate to the Former Manor House	To reflect an additional, preferred option to address issues with football and cricket sharing use of Mountbatten Park in response to comments by Honiton

Page	Paragraph	Change	Reason for change
		<p>School playing fields (H5) and Mountbatten Park is then used solely by Honiton Football club; or</p> <p>2) Mountbatten Park continues to be used by both the cricket and football club but when the cricket season starts the football club utilise the youth 11v11 football pitches that are proposed-potentially could <u>to</u> be laid out on site H1.</p> <p>3) <u>Honiton Cricket Club relocates onto site H1 and Mountbatten is then used solely for football but would need to cater for some additional usage by the Honiton Youth Football Club.</u></p> <p>Considering the sustainability issues with utilising site H5 and the significant benefits in terms of sustainability and viability in using sites HA and H1 in combination it is clear that <u>either</u> option 2 <u>or option 3</u> would be preferable.”</p>	Town FC and St. Rita’s during the consultation and the amended recommendations for site H1 above.
34	2E.42	<p>Amended text:</p> <p>“In addition to this, if more pitches are laid out on site H1 to cater for an intensification and increase in use of facilities and pitches in this vicinity as recommended above then the existing clubhouse and car parking facilities at Mountbatten will need to be extended or replaced. It is unlikely that any additional car parking could be accommodated on site HA, however if <u>If the cricket club relocated onto site H1, then that site would need to host a small cricket pavilion containing changing rooms and room for teas etc. the</u> The existing clubhouse buildings <u>on Mountbatten Park were</u> were <u>could then be enhanced/extended or</u> replaced with a new <u>up to</u> two storey building containing sufficient changing and social facilities for all the intended <u>football pitches and social facilities for both sports</u> then this could be accommodated on site HA. <u>Furthermore, relocation of the cricket ground would enable the two adult football pitches on Mountbatten Park to be squeezed a little closer together (closing the gap currently taken up by the cricket square) and this could create room for</u> Additional additional car parking would need to be provided on site H1 or otherwise site H9 alongside Ottery Moor Lane. These options will need to be explored <u>further</u> at a more detailed stage of planning.”</p>	To reflect the impact on the need for and delivery of ancillary facilities.
34	2E.43	<p>Added text:</p> <p>“Install primary drainage <u>to increase pitch capacity</u> and <u>enhance/extend/</u>replace the existing clubhouse facilities with an <u>up to</u> two</p>	Clarification and to better reflect the potential to accommodate additional car parking at Mountbatten Park.

Page	Paragraph	Change	Reason for change
		storey building capable of accommodating users of all pitches on sites HA, HB and H1. <u>Explore options for accommodating additional car parking on-site.</u>	
35	2E.45	Added text: “and the existing pitches on Mountbatten Park (HA) <u>are improved</u> then in combination with the above mentioned drainage improvements.”	Clarification.
35	2E.49	Added text: “ <u>The full impact of floodlights on the AONB, heritage assets and amenity of neighbours will need to be fully considered as part of any planning application, but in principle it would appear to be the least sensitive location for floodlights between All Hallows and the Former Showground sites.</u> ”	In response to comments made during the consultation regarding the impact of floodlighting at All Hallows.
35	2E.50	Added paragraph: “ <u>2E.50 One drawback of All Hallows in terms of sport is its open community access. This means that it is used for casual recreation and more importantly dog walkers. Despite significant action on behalf of the Council and the rugby club to deter dog walkers from using the pitches themselves and to pick up, the issue of dog fouling remains a concern. Due to their location in the town centre, and the lack of other available green spaces in this vicinity it is vital that All Hallows remains available for other community users including dog walkers, however, management of this will be vital.</u> ”	In response to comments made during the consultation regarding dog fouling at All Hallows and the recreation ground’s availability to all community users.
36	2E.51	Amended text: “the senior club need access to additional pitches an adult pitch all year round so that their season isn’t is not cut short by the cricket season and the youth club need access to additional pitches as they simply don’t have enough capacity at present. The obvious solution is for additional pitches <u>and/or capacity</u> in close proximity to the existing pitches to encourage a football hub complex.”	In response to comments made by Honiton Town FC during the consultation and to clarify what is required to meet footballing needs in Honiton.
36	2E.52	Added paragraph: “ <u>2E.53 A further issue is that the senior football club have aspirations to</u>	In response to comments made by Honiton Town FC during the consultation and in response to

Page	Paragraph	Change	Reason for change
		<p><u>compete at Peninsula League level and this will in time require them to have access to a full-sized adult sized pitch all year round, full perimeter rail, covered stand and ability to install floodlights in due course. Sharing with the cricket club at Mountbatten Park restricts their ability to progress in this regard, even if they had access to additional pitches on site H1 for once the cricket season starts. That being the case, a preferential arrangement could be to relocate the cricket club to site H1. This would free up additional capacity on the ground which in combination with drainage and surface improvements on Mountbatten Park and the existing St Rita's pitches could then accommodate all football activity on the existing sites. It would, however, be less desirable for the cricket club."</u></p>	<p>amended recommendations for sites HA and H1.</p>
36	2E.53	<p>Amended text: "The benefits of providing additional<u>co-locating all</u> pitches at <u>Mountbatten Park and</u> St. Rita's far outweigh any other factor here."</p>	<p>In response to amendments to recommendations for sites HA and H1 above.</p>
36-37	2E.54	<p>Amended text: "The combination of new pitches (2x Youth 11v11 and 2x Mini 5v5)<u>either additional football</u> pitches on site H1 or potentially more if using site H9, and new sports pitch drainage <u>and surface improvements</u> at Mountbatten Park (HA), and new sports pitch drainage plus minor levelling of undulations at <u>and</u> St. Rita's existing pitches (HB) or the improvements to the existing pitches in combination with the relocation of the cricket ground should ensure sufficient pitch space for football in Honiton for years to come. The table below sets out how the football demands for Honiton to 2024 could be met <u>in comparison with the requirements arising from the PPS. Potential provision on site H1 is shown in brackets as is the overall supply if site H1 is used for football.</u> This shows exceeding of the<u>sufficient adult 11v11 and youth 11v11 requirement</u> pitches but under provision of youth 9v9 and, <u>mini 7v7 and mini 5v5</u> pitch sizes <u>if cricket is re-located to H1, but over-provision of youth 11v11 and sufficient provision of mini 5v5s if football provision is made on site H1.</u> however these could easily be laid out overmarking the youth 11v11 pitches on H1 which are above requirements <u>However, the PPS requirements were based on all pitches being of "standard" quality. The</u></p>	<p>In response to amendments to recommendations for sites HA and H1 above and to explain how football provision should still meet requirements through improvements to existing pitches and relocation of the cricket ground even if no additional football pitches are provided.</p>

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		<p><u>combined improvement of pitches at Mountbatten Park and St. Rita’s existing plus the relocation of the cricket ground would enable “good” quality pitches with higher capacity.</u> Therefore, it in this scenario it would likely be possible to meet the football pitch requirements for Honiton without using site H9 <u>laying out any additional pitches. If in due course additional capacity were required, either additional youth/mini pitches overmarking the relocated cricket ground on site H1 or additional mini pitches on site H9 could be considered.</u></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Adult 11v11</th> <th>Youth 11v11</th> <th>Youth 9v9</th> <th>Mini 7v7</th> <th>Mini 5v5</th> </tr> </thead> <tbody> <tr> <td>Mountbatten Park (HA)</td> <td>2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>St. Rita’s (HB)</td> <td></td> <td>2</td> <td>1</td> <td></td> <td></td> </tr> <tr> <td>St. Rita’s extension (H1)</td> <td></td> <td>(2)</td> <td></td> <td></td> <td>(2)</td> </tr> <tr> <td>TOTAL</td> <td>2</td> <td>2(4)</td> <td>1</td> <td>0</td> <td>0(2)</td> </tr> <tr> <td>Required by 2024</td> <td>2</td> <td>2</td> <td>3</td> <td>2</td> <td>2</td> </tr> <tr> <td>Difference</td> <td>+0</td> <td>+0 (+2)</td> <td>-2</td> <td>-2</td> <td>-2 (+0)</td> </tr> </tbody> </table>	Site	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Mountbatten Park (HA)	2					St. Rita’s (HB)		2	1			St. Rita’s extension (H1)		(2)			(2)	TOTAL	2	2(4)	1	0	0(2)	Required by 2024	2	2	3	2	2	Difference	+0	+0 (+2)	-2	-2	-2 (+0)	
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37	2E.55	<p>Amended text: “The proposed two youth 11v11 pitches on site H1 would measure 91m x 55m (excluding run-offs) which is a similar size to the pitches at Mountbatten Park which are used by the adult club. That being the case, the adult club could utilise these pitches in April-May and September when the cricket club is using Mountbatten Park. The clubhouse at Mountbatten Park would need to be either extended or preferably replaced with <u>an up to</u> two storey building comprising sufficient changing accommodation for all of the pitches across sites HA, HB and H1 and additional car parking provision made on either site H1 or H9 <u>in the vicinity.</u>”</p>	To reflect comments made by Honiton Town FC regarding use of youth sized pitches by the adult team and the size of pitches at Mountbatten Park. In response to comments about the size of replacement/extended clubhouse provision at Mountbatten Park and the potential options for additional car parking.																																										
37	2E.56	<p>Amended text: “Subject to agreement with the landowner, the Former Manor House School playing fields (H5) could be made available as temporary <u>overflow</u> provision</p>	To better reflect the status of site H5 in relation to amendments to recommendations for other sites.																																										

Page	Paragraph	Change	Reason for change
		until the permanent new pitches <u>above recommendations</u> are completed.”	
37	2E.57	<p>Amended text: “Currently the cricket club uses Mountbatten Park (HA). The main issue for the cricket club is sharing with football, the state of the outfield at the start of the season and the outdated clubhouse facilities. <u>The cricket club are also in urgent need of new cricket practice nets.</u> The provision of additional football pitches on the extension to St. Rita’s (H1) plus installation of drainage on Mountbatten Park and improved clubhouse facilities should<u>would</u> enable a more effective football-cricket sharing arrangement to be established and ensure the outfield is in good condition at the start of the cricket season. <u>During the initial consultation, this arrangement was supported by the cricket club, however objected to by the senior football club who felt it did not address their key issues. In addition to this, comments from the St. Rita’s Centre explained that these proposals would have an unacceptable impact on the centre’s existence as a retreat. That being the case, an alternative arrangement whereby the cricket ground is relocated across the road to St. Rita’s (site H1) would allow the cricket club to continue to run in its current format, address issues regarding sharing of facilities, and may lead to a more acceptable arrangement for the landowner and neighbours of the site. In order to deliver this, a small cricket pavilion would be required on the site but social facilities could remain at Mountbatten Park as part of an extended/replaced clubhouse facility there. This would be less acceptable to the cricket club than the original plans as detailed in the sections above but may resolve more issues with the football club and be more acceptable and ultimately deliverable with the landowner.</u>”</p>	In response to comments by Honiton Cricket Club and Honiton Town FC and the amended recommendations above.
38	2E.60	<p>Amended text: “Delivering multiple rugby pitches of both senior and midi size and minimal clubhouse <u>changing</u> provision at the Former Showground site (H4)”</p>	In response to comments regarding impact of introducing built form to the AONB and to reflect the fact that the main clubhouse will remain at All Hallows with only minimal provision for changing etc being made at the Former Showground.
38	2E.61	Added paragraph:	In response to comments and plans

Page	Paragraph	Change	Reason for change
		<u>2E.61</u> “ <u>The potential impact of plans for the realignment and upgrading of the A30 trunk road between Honiton and Devonshire Inn would mean that additional land immediately adjacent to the Former Showground site would likely need to be utilised in addition to site H4 itself in order to deliver the full suite of additional rugby pitches that are required in combination with the proposed new link road.</u> ”	produced by Devon County Council.
38	2E.62	Amended text: “Through the delivery of additional sports pitches recommended for St. Rita’s extension (H1) plus improvements to the existing pitches at Mountbatten Park (HA) and St. Rita’s (HB) <u>and either the provision of additional football pitches or relocating the cricket ground to the St. Rita’s extension site (H1)</u> all of the adult and junior football needs for Honiton could <u>should be capable of being</u> accommodated in a single hub location.”	In response to amended recommendations above.
39	2E.63	Amended text: “Delivery of these plans would require the sharing of the new youth 11v11 pitches on the St. Rita’s Extension site (H.1) by both the adult and youth football clubs. Whilst technically the pitches would not meet FA size standards as permanent adult pitches, they could be used as back-up pitches for the beginning and end of the season when cricket takes precedence at Mountbatten Park. With this arrangement the cricket club could continue in its current location which has capacity to meet the clubs needs to 2024, an element of compromise on the part of either the senior football club or the cricket club depending on the final pitch arrangements for the St. Rita’s extension site (H1). However, the sustainability and suitability of this site cannot be overlooked. In either scenario, the cricket club would be able to continue at its current levels, although if they were to remain at <u>Mountbatten Park then it may be possible to deliver additional wickets on site H1 to enable the club to grow. This would not be possible if the club relocated to site H1 in full. The final pitch arrangements for site H1 will be determined in due course, informed in part at least through negotiations with the landowner.</u> ”	To reflect the amended recommendations above and explain the balance of compromises to be made between the football and cricket club.
39	2E.65	Amended text:	To reflect the amended

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		<p>“The table below shows the proposed total pitch provision for Honiton assuming that the recommendations of this report and the PPS are implemented. <u>The alternative scenarios for sites HA and H1 are indicated through brackets and italics.</u></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Football</th> <th>Cricket</th> <th>Rugby</th> <th>AGP</th> </tr> </thead> <tbody> <tr> <td>Mountbatten Park (HA)</td> <td>2x adult 11v11</td> <td>(10x grass 1x artificial)</td> <td></td> <td></td> </tr> <tr> <td>St. Rita’s (HB)</td> <td>2x youth 11v11 1x youth 9v9</td> <td></td> <td></td> <td></td> </tr> <tr> <td>All Hallows (HC)</td> <td></td> <td></td> <td>2x senior rugby</td> <td></td> </tr> <tr> <td>Honiton Community College</td> <td></td> <td></td> <td></td> <td>1x full size sand- based AGP</td> </tr> <tr> <td>St. Rita’s extension (H1)</td> <td><i>(2x youth 11v11 2x mini 5v5)</i></td> <td><i>10x grass 1x artificial</i></td> <td></td> <td></td> </tr> <tr> <td>Former Showground (H4)</td> <td></td> <td></td> <td>2x senior rugby 3x midi rugby</td> <td></td> </tr> </tbody> </table> <p>”</p>	Site	Football	Cricket	Rugby	AGP	Mountbatten Park (HA)	2x adult 11v11	(10x grass 1x artificial)			St. Rita’s (HB)	2x youth 11v11 1x youth 9v9				All Hallows (HC)			2x senior rugby		Honiton Community College				1x full size sand- based AGP	St. Rita’s extension (H1)	<i>(2x youth 11v11 2x mini 5v5)</i>	<i>10x grass 1x artificial</i>			Former Showground (H4)			2x senior rugby 3x midi rugby		recommendations above.
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39-40	2E.66	<p>Amended text: “The table below shows the proposed provision against the requirements of</p>	To reflect the amended recommendations above and explain																																			

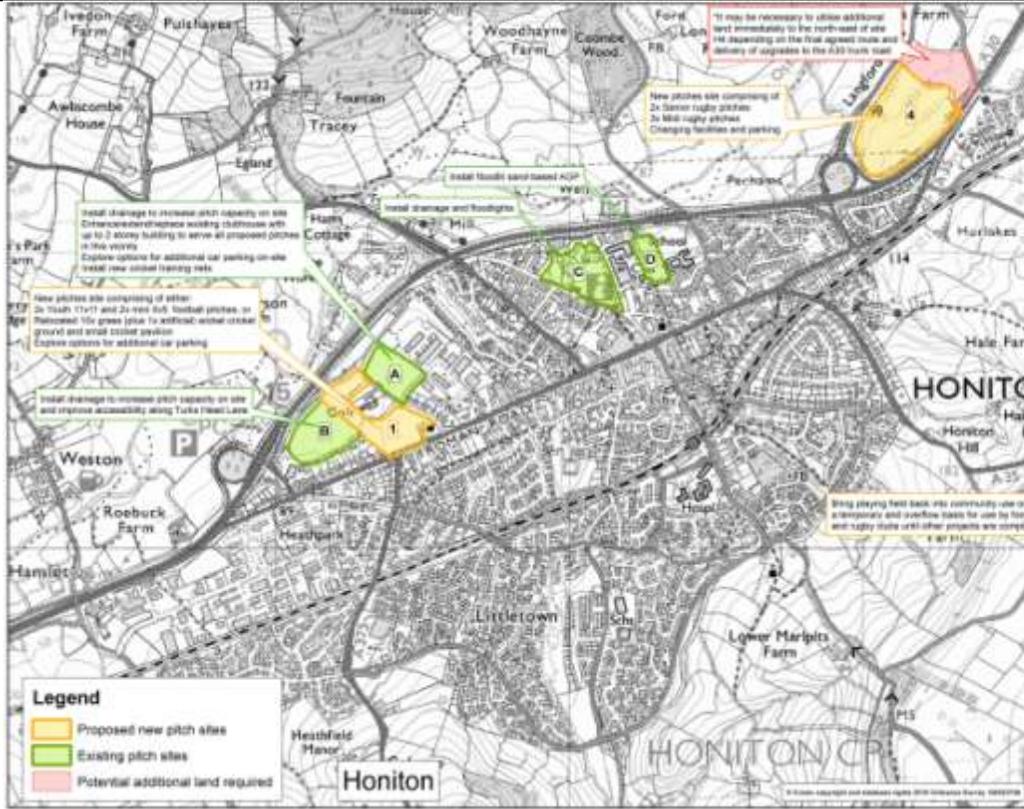
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		<p>the PPS by 2024. Whilst less youth 9v9 and mini 7v7 football pitches and midi rugby pitches are proposed than are required, this could be seen as being countered by the provision of more youth 11v11 football pitches on the surface proposed provision does not appear to meet requirements, it is likely (whichever scenario is followed with regards to sites HA and H1) that the increased quality and capacity of pitches and the provision of an additional senior rugby pitch, which are will allow for more flexible spaces capable of having smaller sized pitches marked out over them being more intensively used and mean that all demand should be met in full.</p> <table border="1"> <thead> <tr> <th>Pitch type</th> <th>Sport</th> <th>Requirement by 2024</th> <th>Proposed provision</th> <th>Under/over supply</th> </tr> </thead> <tbody> <tr> <td>Adult 11v11</td> <td>Football</td> <td>2</td> <td>2</td> <td>0</td> </tr> <tr> <td>Youth 11v11</td> <td>Football</td> <td>2</td> <td>2 (4)</td> <td>0 (+2)</td> </tr> <tr> <td>Youth 9v9</td> <td>Football</td> <td>3</td> <td>1</td> <td>-2</td> </tr> <tr> <td>Mini 7v7</td> <td>Football</td> <td>2</td> <td>0</td> <td>-2</td> </tr> <tr> <td>Mini 5v5</td> <td>Football</td> <td>2</td> <td>0 (2)</td> <td>-2 (0)</td> </tr> <tr> <td>Grass wicket</td> <td>Cricket</td> <td>11</td> <td>10+1</td> <td>0</td> </tr> <tr> <td>Senior rugby</td> <td>Rugby</td> <td>3</td> <td>4</td> <td>+1</td> </tr> <tr> <td>Mini/Midi rugby</td> <td>Rugby</td> <td>5</td> <td>3</td> <td>-2</td> </tr> <tr> <td>Sand-based AGP</td> <td>Hockey</td> <td>1</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	Pitch type	Sport	Requirement by 2024	Proposed provision	Under/over supply	Adult 11v11	Football	2	2	0	Youth 11v11	Football	2	2 (4)	0 (+2)	Youth 9v9	Football	3	1	-2	Mini 7v7	Football	2	0	-2	Mini 5v5	Football	2	0 (2)	-2 (0)	Grass wicket	Cricket	11	10+1	0	Senior rugby	Rugby	3	4	+1	Mini/Midi rugby	Rugby	5	3	-2	Sand-based AGP	Hockey	1	1	0	<p>how requirements could still be met through higher quality provision.</p>
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40	2E.69	<p>Added text: “Comments submitted to the draft strategy consultation suggest that the main issue here is the potential amenity impact of the proposed football pitches on site H1 (particularly significant noise from football that would be in such close proximity to their buildings which are used as a retreat for convalescing priests amongst other uses). It is hoped that the identification of an alternative option whereby the cricket ground could relocate to site H1 instead might be more acceptable to St. Rita’s and open up more constructive negotiations as the cricket season lasts only from May to September and is typically less noisy. However, this may still not be</p>	<p>To reflect comments made by St. Rita’s during the consultation and the hoped impact that ammended recommendations may have on negotiations with the landowner.</p>																																																		

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		considered acceptable by the landowners.	
40	2E.70	Amended text: “Despite multiple attempts, t <u>he owners of the Former Showground (H4) have not responded to enquiries over the availability of their land to date. Therefore, depending on further progress it may be that CPO would be required in this instance as well.</u> have stated that they would potentially be interested in accommodating pitch provision on their land.”	To reflect latest correspondence with the landowner over the availability of the site.
41	2E.73	Added text: “The above assessment recommends exploring whether the site could be used on a temporary <u>and overflow</u> basis”	To reflect clarified recommendations in relations to site H5 above.
41	2E.74	Added paragraph: <u>2E.74 “The owners of the Land between Mountbatten Park and the A30 (H9) have stated that they would not be willing to allow use of their land for sports pitches. The strategy outlines that this site would be suitable, however, recommends other options in the first instance. If in due course through review of this strategy this site becomes required then CPO would likely be needed to acquire it.”</u>	To reflect comments made by the landowner in response to the consultation and the recommendations with regards to site H9.
42	3F.1-3F.5	Deleted paragraphs: 3F.1 “The plan (reproduced at a more legible scale at Appendix 7) and table below set out the draft recommendations to meet Honiton’s current and future sports pitch demands as set out in the PPS based on the sustainability and suitability of the options available. 3F.2—The draft recommendations above are based on officer assessment of the sustainability and suitability of the sites that have been considered. However, it is important to understand the views of key stakeholders including the clubs, the National Governing Bodies (NGBs) for the relevant sports, Sport England, other statutory consultees, land owners, the town council and neighbouring parish councils, neighbours to the sites and the general public. Consultation with these persons and bodies should help to ensure that the final recommendations and the final strategy are well evidenced and generally supported by the community.	Text was related to previous consultation arrangements.

Page	Paragraph	Change	Reason for change
		<p>3F.3—It is important to note that at the point of going out to consultation the draft recommendations contained in this strategy have not been considered by Elected Members of the Council. At various stages in the PPS process Members clearly stated that they wanted to understand the views of the clubs and community before making any decisions on where any future sports facilities for Exmouth should be located. That being the case, officers felt that it was appropriate to consult on draft recommendations and amend them in light of comments made before taking the final recommended strategy to Members for adoption.</p> <p>3F.4—It is also important to note that the recommendations in this strategy are not a substitute for planning permission and do not mean that such proposals would necessarily gain planning permission. All planning applications are considered on their own merits against the development plan and any relevant material considerations of which this strategy would be one.</p> <p>3F.5—Consultation will run from Friday 27th May 2016 until 5pm on Friday 8th July 2016. Any comments received after this point will not necessarily be taken into account. Comments should be sent to Planning Policy preferably by email to localplan@eastdevon.gov.uk, otherwise in the post to Planning Policy, East Devon District Council, Knowle, Sidmouth, Devon, EX10 8HL.”</p>	
42	3F.1-3F.2	<p>Added paragraphs:</p> <p><u>3F.1 “An initial draft strategy was consulted on from Friday 27th May 2016 through to Friday 8th July 2016. Statutory consultees, Sport England, relevant National Governing Bodies, sports clubs, town and parish councils, neighbours of sites and other interested parties were invited to comment and the consultation was published on the planning policy section of the East Devon Website together with a press release which was subsequently reported on in local newspapers so anyone could make a representation.</u></p> <p><u>3F.2 The consultation received representations from 34 separate people,</u></p>	To explain the consultation which took place on the initial draft strategy.

Page	Paragraph	Change	Reason for change
		<p><u>clubs or organisations regarding a range of sites, however, understandably most received were with regards to the Former Showground (H4) and the St. Rita’s extension site (H1). Comments were received objecting to and supporting the proposals with a range of views expressed, however no realistic or suitable alternatives were suggested.</u></p> <p><u>3F.3 Key issues arising from the consultation were taken into account and the strategy revised in response. The Consultation Statement details the consultation which took place, summaries of comments received and changes made to the strategy in response.”</u></p>	
42	3G.1	<p>Amended text: “Following the public consultation the strategy will be amended where relevant to take into account comments made. It is important that final recommendations have been shaped by comments received during the consultation. Comments made in response to the initial draft strategy consultation have informed the production of this revised draft of the strategy. In particular the concerns of Honiton Town FC, the landowners of the St. Rita’s extension site (H1), Devon County Council and the Blackdown Hills AONB team have been taken into account in revised recommendations for Mountbatten Park (HA), St. Rita’s extension (H1) and the Former Showground (H4). The full set of changes are set out in the Consultation Statement but key changes with regards to recommendations at Mountbatten Park (HA), St. Rita’s (H1) and the Former Showground (H4) are explained below.”</p>	To reflect the changes made to the strategy in response to the consultation.
42	3G.2-3G.3	<p>Added paragraphs: <u>3G.2 “The revised draft strategy revises the recommendations regarding Mountbatten Park (HA) and the St. Rita’s extension site (H1) to allow for the development of two alternative scenarios. These alternative options have been put forward in response to comments made during the consultation and recognise that there is a balance to be struck between the demands and aspirations of the senior football club, the cricket club and the potential deliverability of site H1.</u></p>	To reflect the changes made to key recommendations within the strategy in response to the consultation.

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		<p><u>3G.3</u> <u>The revised strategy acknowledges the significance of the impacts that development of the Former Showground could have on the AONB and wider landscape. It explains that combined with the new link road being proposed as part of the project to upgrade and realign the A30 trunk road, it may be necessary to utilise the field immediately to the north-east of site H4 and to separate out the pitches on site to enable a more natural (or at least less harsh) landform to be developed.</u></p>	
43-44	3H.1	<p>Added paragraph plan and table: <u>3H.1</u> <u>“The table and plan below set out the revised draft recommendations to meet Honiton’s current and future sports pitch demands as set out in the PPS based on the sustainability and suitability of the options available.</u></p>	<p>To set out the revised draft recommendations in response to above amendments.</p>

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		 <p data-bbox="510 1082 1422 1136">Plan showing revised draft recommendations for pitch sites in Honiton (reproduced at Appendix 7)</p> <table border="1" data-bbox="517 1166 1518 1361"> <thead> <tr> <th data-bbox="517 1166 831 1214">Site</th> <th data-bbox="831 1166 1518 1214">Revised Draft recommendations*</th> </tr> </thead> <tbody> <tr> <td data-bbox="517 1214 831 1361">Mountbatten Park (HA)</td> <td data-bbox="831 1214 1518 1361"> <ul style="list-style-type: none"> • Install drainage to increase pitch capacity on site • and replace Enhance/extend/replace existing clubhouse with <u>up to</u> 2 storey building to serve all proposed pitches in this vicinity </td> </tr> </tbody> </table>	Site	Revised Draft recommendations*	Mountbatten Park (HA)	<ul style="list-style-type: none"> • Install drainage to increase pitch capacity on site • and replace Enhance/extend/replace existing clubhouse with <u>up to</u> 2 storey building to serve all proposed pitches in this vicinity 	
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Page	Paragraph	Change	Reason for change
		<ul style="list-style-type: none"> • <u>Explore options for additional car parking on-site</u> • <u>Install new cricket training nets</u> 	
		<ul style="list-style-type: none"> • Install drainage to increase pitch capacity on site • <u>Improve accessibility along Turks Head Lane</u> 	
		<ul style="list-style-type: none"> • Install drainage and floodlights 	
		<ul style="list-style-type: none"> • Install floodlit sand-based AGP 	
		<ul style="list-style-type: none"> • New pitches site comprising of <i>either</i>: <ul style="list-style-type: none"> ○ 2x Youth 11v11 <u>and 2x mini 5v5</u> football pitches; <i>or</i> ○ <u>Relocated 10x grass (plus 1x artificial) wicket cricket ground and small cricket pavilion</u> ○ <u>2x Mini 5v5 football pitches</u> • <u>Explore options for A</u>additional car parking 	
		<ul style="list-style-type: none"> • New pitches site comprising of: <ul style="list-style-type: none"> ○ 2x Senior rugby pitches ○ 3x Midi rugby pitches ○ <u>ClubhouseChanging facilities</u> and parking 	
		<ul style="list-style-type: none"> • <u>Bring playing field back into community use on a temporary and overflow basis for use by football and rugby clubs until other projects are completed.</u> 	
		<p><i>*It may be necessary to utilise additional land immediately to the north-east of site H4 depending on the final agreed route and delivery of upgrades to the A30 trunk road.*</i></p>	
44	3H.2	<p>Added paragraph: <u>3H.2</u> <u>“These recommendations are based on officer assessment of the sustainability and suitability of the sites that have been considered, public consultation and ongoing dialogue with landowners, clubs, National Governing Bodies and local Members.”</u></p>	Clarification
44	3H.3	Amended text:	Clarification

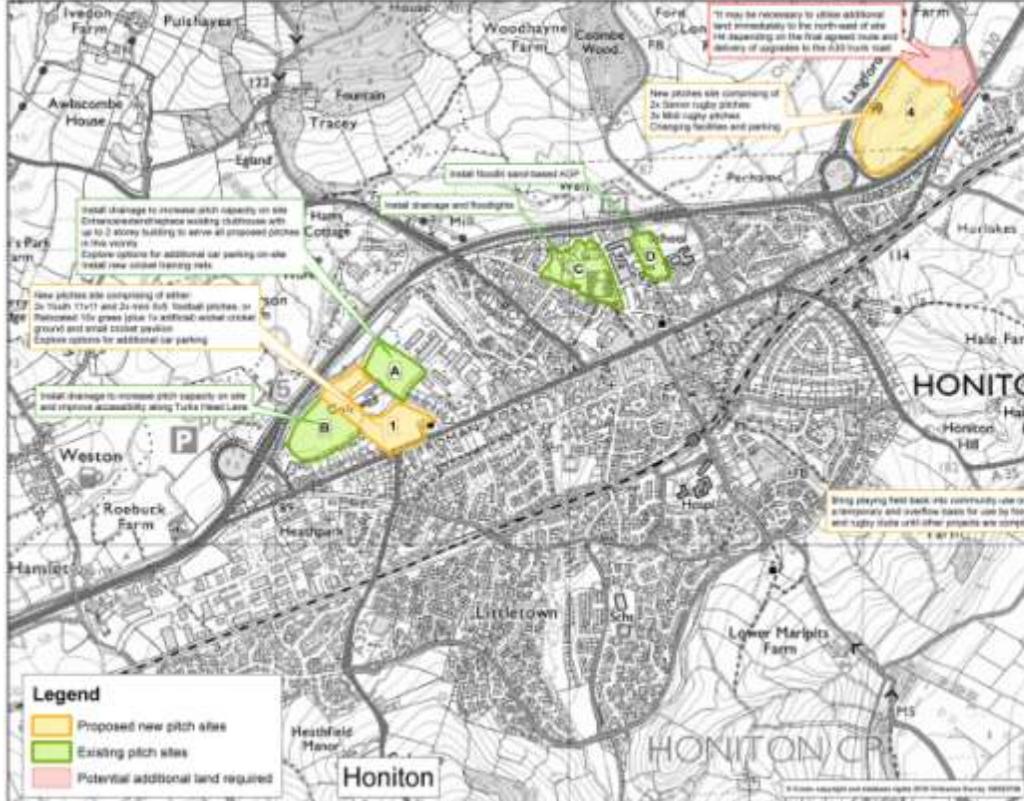
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		“These final recommendations and <u>this</u> strategy will be considered by the Council’s <u>Strategic Planning Committee later</u> in <u>November 2016</u> and then <u>subject to further consultation due to the nature of the changes from the initial draft.</u> ”	
44	3H.4	<p>Added paragraph: <u>3H.4 “Consultation on the Revised Draft Honiton Sports Pitch Strategy will run from Tuesday 22nd November until 5pm on Tuesday 20th December 2016. Any comments received after this point will not necessarily be taken into account.</u></p> <p><u>Comments should be sent (preferably by email) to:</u></p> <p> <u>localplan@eastdevon.gov.uk</u></p> <p> <u>Planning Policy, East Devon District Council, Knowle, Sidmouth, Devon, EX10 8HL.</u></p> <p> <u>01395 571533.”</u></p>	To set out arrangements for forthcoming consultation.
44	3H.5	<p>Amended text: “It is intended that <u>following consultation and any necessary amendments the final strategy will then be considered by Strategic Planning Committee in early 2017 and</u>it will then be adopted as the Council’s strategy for the delivery of sports pitches in Honiton.”</p>	Clarification over next steps
44	3H.6	<p>Added paragraph: <u>3H.6 “It is important to note that the recommendations of this strategy are not a substitute for planning permission and do not mean that such proposals would necessarily gain planning permission. All planning applications are considered on their own merits against the development plan and any material considerations at the time (of which this would be one).”</u></p>	Clarification of the status of this strategy and the sites and projects recommended within it
45	4I.5	<p>Added text: “potential <u>approximate</u> costs for delivery.”</p>	Clarification that costs are approximate.

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45-46	Table	Amend text in table: “	To reflect amended recommendations for sites																																						
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46-47	41.7	<p>Added paragraph and table:</p> <p><u>41.1</u> <u>"These projects should be prioritised as follows. Timescales are indicative and cannot be guaranteed:</u></p> <table border="1"> <thead> <tr> <th><u>Priority</u></th> <th><u>Project</u></th> <th><u>Site</u></th> <th><u>Timescale for delivery</u></th> </tr> </thead> <tbody> <tr> <td><u>1</u></td> <td><u>Install primary and secondary sports pitch drainage system</u></td> <td><u>All Hallows (HC)</u></td> <td><u>2017/18</u></td> </tr> <tr> <td><u>2</u></td> <td><u>Install primary sports pitch drainage system</u></td> <td><u>Mountbatten Park (HA)</u></td> <td><u>2018/19</u></td> </tr> <tr> <td><u>3</u></td> <td><u>Renew lease or purchase land</u> <u>Install primary and secondary sports pitch drainage system</u></td> <td><u>St. Rita's (HB)</u></td> <td><u>2018/19</u></td> </tr> </tbody> </table>	<u>Priority</u>	<u>Project</u>	<u>Site</u>	<u>Timescale for delivery</u>	<u>1</u>	<u>Install primary and secondary sports pitch drainage system</u>	<u>All Hallows (HC)</u>	<u>2017/18</u>	<u>2</u>	<u>Install primary sports pitch drainage system</u>	<u>Mountbatten Park (HA)</u>	<u>2018/19</u>	<u>3</u>	<u>Renew lease or purchase land</u> <u>Install primary and secondary sports pitch drainage system</u>	<u>St. Rita's (HB)</u>	<u>2018/19</u>	To provide more detail on potential timescales for and priority of delivery.	
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		<u>9</u>	<u>Install floodlights</u>	<u>All Hallows (HC)</u>	<u>2021/22</u>	
		<u>10</u>	<u>Lease or purchase land</u> <u>Level and drain platform(s) for the laying out of 2x senior and 3x midi rugby pitches</u> <u>Construction of new changing facilities and car parking</u> <u>Purchase of new goals etc</u> <u>Improvements to foot/cycle access</u>	<u>Former Showground (H4)</u>	<u>2023/24</u>	
Appen dix 6 – Page 2	3 rd para	<p>Amended text: “At this stage it is not envisaged that this <u>A Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report accompanies the revised draft strategy and concludes that the strategy would does not</u> require a full Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA or Environmental Impact Assessment (EIA) HRA. This basic sustainability and suitability assessment is not intended to be a replacement for these processes, however, considers <u>potential sites against policies of the Local Plan which has been subject to SEA and HRA and</u> it clearly considers the most sustainable and least harmful way to deliver the required sports pitches for Honiton. So long as the recommendations of this strategy conform with the policies of the Local Plan (and this assessment considers this for each site) then it is considered that they would effectively be covered by the SA-SEA/HRA <u>SA-SEA/HRA</u> for the Local Plan. It may be that individual site plans and projects would need to be subject to</p>				To reflect the conclusions of the SEA/HRA Screening Report that was conducted in response to comments by Natural England during the consultation.

Page	Paragraph	Change	Reason for change
		SEA/EIA at the planning application stage <u>once detailed plans have been drawn up.</u>	
Appen dix 6 – Page 5	EN14 – Control of Pollution	Added text: “Existing sports pitch usage at St. Rita’s does not tend to receive many complaints in terms of noise pollution, with traffic along the A30 and Exeter Road perhaps being of a more significant nature, <u>however increased noise pollution may have some detrimental impact on immediate neighbours to the site if not carefully considered.</u> ”	In response to comments made during the consultation.
Appen dix 7	Map	 <p>The map displays the town of Honiton with several sports pitch sites highlighted. A legend in the bottom left corner identifies three types of sites: yellow for 'Proposed new pitch sites', green for 'Existing pitch sites', and pink for 'Potential additional land required'. The map includes several callout boxes with text such as 'Install drainage to increase pitch capacity on site and improve accessibility along Tulla Head Lane', 'New pitches site comprising of either 2x 11v11 and 2x 7v7 football pitches, or 1x 11v11 green pitch, 1x artificial cricket ground and small cricket pavilion', and 'It may be necessary to drive additional land immediately to the north-west of site 14 depending on the final agreed route and delivery of upgrades to the A30 trunk road'. The map also shows local landmarks like 'HONITON CP' and 'HONITON'.</p>	To reflect changes to recommendations as detailed above.

The revised Draft Honiton Sports Pitch Strategy was presented to the Council's Strategic Planning Committee in November 2016 with a recommendation for further consultation on changes to the strategy.