

**Winslade Park, Clyst St Mary
Statement for Ms Beverley Doward (BSc BTP MRTPI) on East Devon Villages
Plan**

There is a perception from many residents that the village of Clyst St Mary is not being afforded sufficient planning protection to avoid over-development (nearly **250** dwellings approved and allocated) with an exception to planning policy (Strategy 26B in the Local Plan to 2031) being created for Winslade Park; a failure to accord with five of the six tests within Strategy 6 of the Local Plan and the emergence of a Preferred Approach Boundary in the Villages Plan, which will have the cumulative effect of failing to safeguard this small rural village with limited services from unsustainable residential over-development.

The large numbers of residents of Clyst St Mary, who have submitted their representations to Ms Doward, BSc BTP MRTPI, have been determined to voice their opinions, through the democratic consultation process on the Villages Plan. Since 2014 they have endeavoured to reflect local circumstances to give a clear insight to planners to ensure that informed decisions could be made.

However, the current hybrid application for Winslade Park submitted by the Applicants will probably be presented to East Devon's Development Management Committee before Ms Doward's recommendations for the Villages Plan can be heard, with a revised provisional date of 31st October 2017. We would favour a refusal of this hybrid application on this complicated site with so many associated planning issues- so we will democratically put our views to the Committee and try to influence their decision.

From the Guidance Explanatory Notes for the Villages Plan Hearing Sessions, due to take place at The Council Offices in Sidmouth commencing on 7th November 2017, it is very clear that all previous written comments will hold equal weight to oral ones so, in the circumstances, it would be totally inappropriate to waste the Inspector's time by orally reiterating written submissions, when all the residents' previous views continue to be representative. Furthermore, to give feedback to the villagers who cannot attend, representatives from The Clyst St Mary Residents' Association will be in attendance as members of the public.

We still remain committed to the view that although there is a presumption that the adopted Local Development Plan should be followed, it is essentially a long term vision and a starting point that shapes future development and if, on reflection, previous decisions and allocations prove flawed in planning terms; they must be capable of modification and adaptation to ensure balanced, sustainable development which enhances future environments.

We wish to take this opportunity to thank the Planning Inspector and her staff for all their time and diligence but it would appear that EDDC have time limits for decision-making on this hybrid application that may not allow them to delay until the Inspector's views on Winslade Park are available. Such decisions and procedures are out of our control but we are disappointed that the Inspector's examination is unlikely to form part of the decision-making process for this current application at Winslade Park.

However, we will continue to strive to represent the very best interests of the community.

Yours sincerely,

Gaeron Kayley

On behalf of the Clyst St Mary Residents' Association