

Clyst St Mary Residents Association



29th January 2018

Comments on Main Modifications to East Devon Villages Plan

Under VP01 – Built-up Area Boundaries – Clyst St Mary

To link the policies of the East Devon Local Plan 2013-2031 (EDLP) to the Villages Plan to ensure legal compliance and effectiveness is, indeed, a sound modification to the Villages Plan; whereby developmental proposals at the 15 settlements with Built-Up Area Boundaries (BUAB) will benefit from planning policy protection afforded in accordance with the BUAB strategic policies set out in Strategies 6 and 7 of the EDLP.

However, the **one** village that cannot rely on such planning protection from over-development is **Clyst St Mary**. To strengthen a 5 year housing supply in order to secure adoption of the EDLP, East Devon District Council made Winslade Park **an exception to planning policy** by the creation of **Strategy 26B in the EDLP** with a housing allocation of 150 dwellings. With our village already having two approved new developments of almost 100 dwellings located East of the Village Hall by Cavanna Homes and at Bridge House, the resultant cumulative total is almost **250 new dwellings** in a small rural village with limited infrastructure and services (The primary school at Clyst St Mary has reached capacity and there is no funding to build any additional classrooms to accommodate this planned allocation.) . This is extremely difficult to equate with good planning practice because the Winslade Park allocation fails 5 of the 6 recommendations for development within Strategy 6 of EDLP.

It is, therefore, problematic for Clyst St Mary residents to approve the soundness of **two** Local Plans that protect other East Devon villages, when they reside in the **one** village in East Devon that has been deemed an exception to strategic planning policies afforded to other village communities. The residents are not NIMBYs and the community is socially inclusive, being aware that people need somewhere to live but feel abandoned by planners in favour of unsustainable over-development.

Policy VP04 – Greendale Business Park and Policy VP05 – Hill Barton Business Park

Both these business sites have expanded dramatically into the East Devon countryside and even supporters of further expansion on these two sites concede that existing communities that adjoin the A3052 road corridor e.g. Clyst St Mary and Farringdon **have been negatively impacted**.

There continues to be huge detrimental effects and loss of amenities from increased traffic (including massive HGVs) thundering through village communities, causing hazards, unacceptable noise and air pollution (nearing enforcement levels) e.g. at the bottle-neck of the Clyst St Mary roundabout beside the Clyst St Mary Primary School. Farringdon and Woodbury are located adjacent to these business parks and these communities have seen continuous encroachment into the countryside and this must be contained by the policies set out in the EDLP and the Villages Plan to limit any further negative impact.

Sustainability incorporates economic, social and environmental aspects and all three must be in balance and weighted; business must not extend capacity on these two sites in conflict with the social and environmental impacts on local communities. Development proposals at Greendale and Hill Barton Business Parks must be considered in accordance with the relevant planning policies in particular Strategy 7 of the EDLP (Development in the Countryside).

There have been millions of pounds expended locally on infrastructure investment to make Skypark, the Science Park, Exeter Airport Business Park and Cranbrook sustainable with enhanced transport corridors, rail stations and employment sites that are located adjacent to the M5, the A30 and Exeter Airport offering large, medium and small business opportunities in sustainable locations. Neither Greendale nor Hill Barton can offer such sustainability and without substantial improvements to the A3052 road corridor, these two business sites are virtually at capacity and it is difficult to envisage any more expansion.

EDLP and the Villages Plan strategic policies are sound in relation to Greendale and Hill Barton and will limit over-development resulting in containment of these two large business sites in the countryside for the future.

Yours appreciatively

Gaeron Kayley (Mr) on behalf of Clyst St Mary Residents