

No.	Organisation	Email	Comment
1	Mr Neil Macaulay		All Sections –Important to protect the local environment and control the amount of private and commercial development in the area.
2	South West Water	DeveloperServicesPlanning@southwestwater.co.uk	We have no comment at present but are happy to provide further comment as and when development proposals are formalised.
3	Sport England	planning.south@sportengland.org	General comments received regarding sporting information for Neighbourhood Plans.
4	Amec Foster Wheeler for National Grid	n.grid@amecfw.com	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Gas Distribution - Low/Medium Pressure</p> <p>Whilst there is no implications for National Grid Gas Distribution's Intermediate/High Pressure apparatus, there may however be Low Pressure (LP)/Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.</p>
5	Highways England	Sally.Parish@highwaysengland.co.uk	Highways England 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. We have noted the proposed policies, particularly with regard to future development proposals and traffic impacts. As you are aware,

		<p>Highways England is concerned at 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. We therefore welcome the plan's policies which seek 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. We would expect any large scale development coming forward within the plan area 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. We also therefore support those policies which aim to bring forward improved pedestrian and cycle links between communities, providing sustainable local transport alternatives to the private car and improved connections to other non-car modes. We also welcome those 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>
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6	Natural England	Carol.Reeder@naturalengland.org.uk	<p>The inclusion of clause (h) in policy BiC01 which now requires the “provision of appropriate measures to mitigate any adverse effects of development on designated European wildlife sites” is welcomed.</p> <p>We also suggested that the Plan make reference to the proposed Clyst Valley Regional Park which will include part of the western area of the Parish. Such a reference has not been included in the Neighbourhood Plan. Whilst such a reference would have highlighted the role of a future Clyst Valley Regional Park in providing Suitable Alternative Green Space (SANG) for recreation it is recognised that its provision is addressed on the adopted East Devon Local Plan (Strategy 10).</p> <p>We note that this policy now covers geodiversity through inclusion of a new clause (d) and inclusion of ‘geodiversity’ in the title. These revisions are welcomed.</p> <p>It is noted that the ‘Built-up Area Boundary’ is now delineated on Map 5. This revision is welcomed.</p> <p>In the published consultation statement – part 2, it is confirmed that sites 1 – 4 identified in policy BiC19 are existing sites. This clarification is welcomed.</p> <p>It is suggested that “showground sites” be inserted after “Westpoint” in BiC19(b)(4) to clarify that more than one site relates to “the Westpoint Showground” referred to in policy BiC20 (previously BU4).</p> <p>Regarding the woodland area located adjacent to the southernmost of the 3 business park sites identified as ‘site 4’ on map 6 we note that clarification has been sought from the Devon Biodiversity Records Centre on the status of this woodland and that phase 1 of a habitat survey has indicated that this woodland has no significant habitat interest.</p> <p>It is noted that implementation of a local green infrastructure strategy will follow on from the Habitat Survey being carried out under the Parish Council Action List. It is suggested that green infrastructure implementation could be added to the list of</p>
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			<p>community action objectives set out on page 13. The inclusion of policy BiC28 ('Local Green Space') is welcomed.</p> <p>The Screening Report dated October 2015 (appended to the 'Basic conditions statement' – Appendix 3) concludes that the Bishops Clyst Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA). The SEA screening assessment the SEA Screening Report should be updated to reflect the current (i.e. submission version) of the Plan. This may have already been done but an updated version didn't appear to be available from the link supplied on the Regulation 16 Publication Notice.</p> <p>It has been confirmed that no sites are allocated for development in the Neighbourhood Plan. We note that the HRA screening report dated October 2015 and appended to the 'Basic Condition Statement', concludes that HRA is not required. the HRA Screening report should be updated to reflect the current (i.e. submission version of the Plan).</p> <p>This may have already been done but an updated version didn't appear to be available from the link supplied on the Regulation 16 Publication Notice.</p>
7	PCL Planning	n.stacey@pclplanning.co.uk	<p>We support the Parish's recognition in this section of the document for the need to 'enable, not prevent, development' (paragraph 4.1), to reflect Local Plan policies, positively support them and to shape and direct sustainable development in the NP area. We would suggest that reference should be made to the need to conform with the strategic policies of the Local Plan, as specified in criteria c) of basic conditions, rather than the current wording which states that the Plan should not undermine these policies (paragraph 4.3). Paragraph 9.13 states:</p> <p>"Controlling further housing development will be helped by the existence of a built-up area boundary that establishes the locations and limits to local development. The local planning authority is committed to designating a Built-up Area Boundary for Clyst St Mary in an East Devon Villages DPD... Until that time and to avoid any uncertainties, we believe it prudent to maintain the</p>

			<p>BUAB that existed until the new Local Plan was adopted in January 2016 and one that has been recognised by residents and land-owners alike.”</p> <p>This approach lacks objectivity. The Built-up Area Boundary for the village (Map 5) does not reflect the physical extent of the built up area of the village and should include:</p> <ul style="list-style-type: none"> - St Bridget Nurseries Garden Centre, to the south of the A3052 - Clyst St Mary Village Hall, to the north of the A3052 - Land at Winslade House (allocated for development under Strategy 26B of the Local Plan) and to the east of the Village Hall (development under construction) - The existing residential properties of Mill Down and Halland, which are contiguous with the built-up area <p>A revised built-up area boundary should therefore be included in the Plan to reflect the above comments which would ensure that it reflects the true extent of the built-up area of the village.</p> <p>We would also suggest that the Parish look to include some form of “trigger” in the document to allow for additional land to be brought forward for development in the plan period. It is suggested that the Parish Council consider identifying a ‘fringe zone’, or similar, for land adjoining the built up area where residential development may be considered appropriate in order to account for deliverability uncertainties and changing circumstances.</p>
8	Network Rail	barbara.morgan@networkrail.co.uk	<p>Bishop Clyst Neighbourhood Plan should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure. Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.</p>

9	Sport England	planning.south@sportengland.org	Include an Active Design Policy in the Plan and make reference to the document in appropriate locations. Delete policy BIC29 and replace with a direct reference to para 74 of the NPPF regarding protection of open space, sport and recreation. Winslade Park playing field should be protected from development or the proposal should demonstrate meeting E4: “The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.”
10	England and Wales Cricket Board,	tim.nicholls@ecb.co.uk	The ECB are comfortable with the draft neighbourhood plan but have one comment to make in support of Winslade Park. The site is currently used by a vibrant cricket club and securing this site for its future is hugely important to the club. To support this statement the ECB have been integral to the development of the East Devon Playing Pitch Strategy which is complete and it states this site should be protected from future development. Their current use as described and strong evidence of additional latent demand in the area from both East Devon and Exeter.
11	FA Group	Lee.Rider@thefa.com	The FA support the protection of existing playing field land in-line with NPPF Para 74 and Sport England policies, where a robust evidence base is available to support the retention. There is a Council adopted Playing Pitch Strategy (PPS) which looks at each site on an individual basis and recommends a suggested action of which The FA have supported and agreed to. Exeter City FC – Clifford Hill Training Ground .The FA support the clubs wish to improve this site with additional facilities. It is unclear what level of community access there will be but The FA will be happy to work with the Football Club on this on the understanding that it is a key training site for a professional football club.

12	JLL for Friends Life	Ben.Ponting@eu.jll.com	<p>Friends Life propose that the following amendments to the Neighbourhood Plan be considered:</p> <ul style="list-style-type: none"> - Extend the BUAB boundary to at least that shown in the emerging DPD as well as consideration to additional options for releasing housing land to support the LPA’s strategic housing land proposals. - Amend Policy BiC28 to make it compliant with Local Plan policy RC1. - Omit the BiC28 Local Green Space designation for Winslade Park. - Agree a structured consultation programme going forward to ensure that Regulation 14 is wholly complied with and all stakeholders, including major landowners (such as Friends Life in this case), are engaged with fully.
13	East Devon District Council	tspurway@eastdevon.gov.uk	<p>Various grammatical errors should be corrected. Policy BiC 04- t may not always be reasonable or appropriate to use SuDS for all development proposals we would recommend the addition of words in the policy to read ‘...minimise flood risk where practical and appropriate and, in particular...’. Policy BiC08- This policy states that development outside the BUAB will only be supported if they comply with the policies in the Neighbourhood Plan or strategic policies in the Local Plan. This is not strictly the case as applicants will also have to comply with our non-strategic Local Plan policies. Regardless, it goes without saying that this will be the case and so we would advise the removal of this statement. Policy BiC10- We would recommend the inclusion of the following words to the policy ‘Proposed developments of four or more dwellings should contain a mix...’ to allow for single development proposals to come forward with more than 2 bedrooms where required. Policy BiC11- Objects to inclusion of minimum parking standards. Policy BiC18- In order to encourage sustainable development we would like the following statement added to criteria point b “...unacceptable impacts on the local road network or encourage increased use of private motor vehicles.’ Policy BiC20- The first letter of the word ‘the’ at the start of Criteria point</p>

			b uses an odd symbol. This should be amended. Policy BiC26- This policy seeks contributions from developers towards a specific important cycle route. It is unclear on how the Neighbourhood Plan group intend on securing contributions, and whether this will be coming out of the 25% of CIL from new development that the parish council will receive once the plan is adopted. We would advise the group to clarify this either in the policy or supporting text.
14	Roger Hutton		I am writing in full support of the Bishops Clyst Neighbourhood Plan. It is a comprehensive document which well describes the local feelings towards sustainable development. I applaud those who produced it on behalf of the village.
15	Historic England	David.Stuart@HistoricEngland.org.uk	No comments which we wish to offer