

Bishops Clyst Neighbourhood Plan

2014-2031

Final Version



<http://planning.bishopsclyst.co.uk/>

Bishops Clyst Parish Council
November 2016

Cover photographs courtesy of Peter Cusa

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This
Bishops Clyst Neighbourhood Plan is
dedicated to the Memory of Alan Cotterill

Bishops Clyst Neighbourhood Plan

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Acknowledgment:

Bishops Clyst Parish Council would like to place on record its thanks to all the members of our community that volunteered their time to help prepare the Neighbourhood Plan and the many organisations that have contributed information and opinion to ensure we have a Plan that can make a difference to where we live.

Foreword

The Bishops Clyst Neighbourhood Plan (the Plan) is a new type of planning document that represents the views of our local community. It is a key part of the Government's new approach to planning, which aims to give local people more say about how their area is developed. This is particularly important for Bishops Clyst as the parish is under considerable development pressure, primarily as a result of its location. The East Devon District Council Local Plan has allocated 150 dwellings to the parish. This number is in addition to the site for 90 dwellings approved by EDDC on which construction will start in 2016. The Neighbourhood Plan covers the same period as the new Local Plan and will end in 2031. The Neighbourhood Plan aims to put more detail to the district policies to ensure new development is appropriate, fits in and brings benefits to the area and its communities.

This Plan has been developed by a Neighbourhood Plan Group, comprising a small team of local residents, including parish councillors. It takes into account the views of parishioners obtained from a questionnaire, workshops and exhibitions. Following production of a pre-submission draft, additional comments and suggestions were invited and have been taken into account in producing this final submission version of the Plan. Further details of this process can be found on our website www.planning.bishopsclyst.co.uk.

Our thanks go to all those who participated in this process and to the Group who developed the proposals in the Plan. My particular thanks go to Bob Palmer, our Group Secretary, and to Paul Weston, our consultant, for their efforts in producing this document.

The Plan has been examined by an independent examiner. His recommendations have been endorsed by East Devon District Council. This amended version of the Plan will now proceed to a referendum to be arranged by East Devon District Council. The Neighbourhood Plan will implement the vision which parishioners have for Bishops Clyst and shape its future down to 2031. I encourage you to give your support to the Plan in the forthcoming Referendum.

Rob Hatton

Chair of Bishops Clyst Neighbourhood Plan Group

1. Introduction

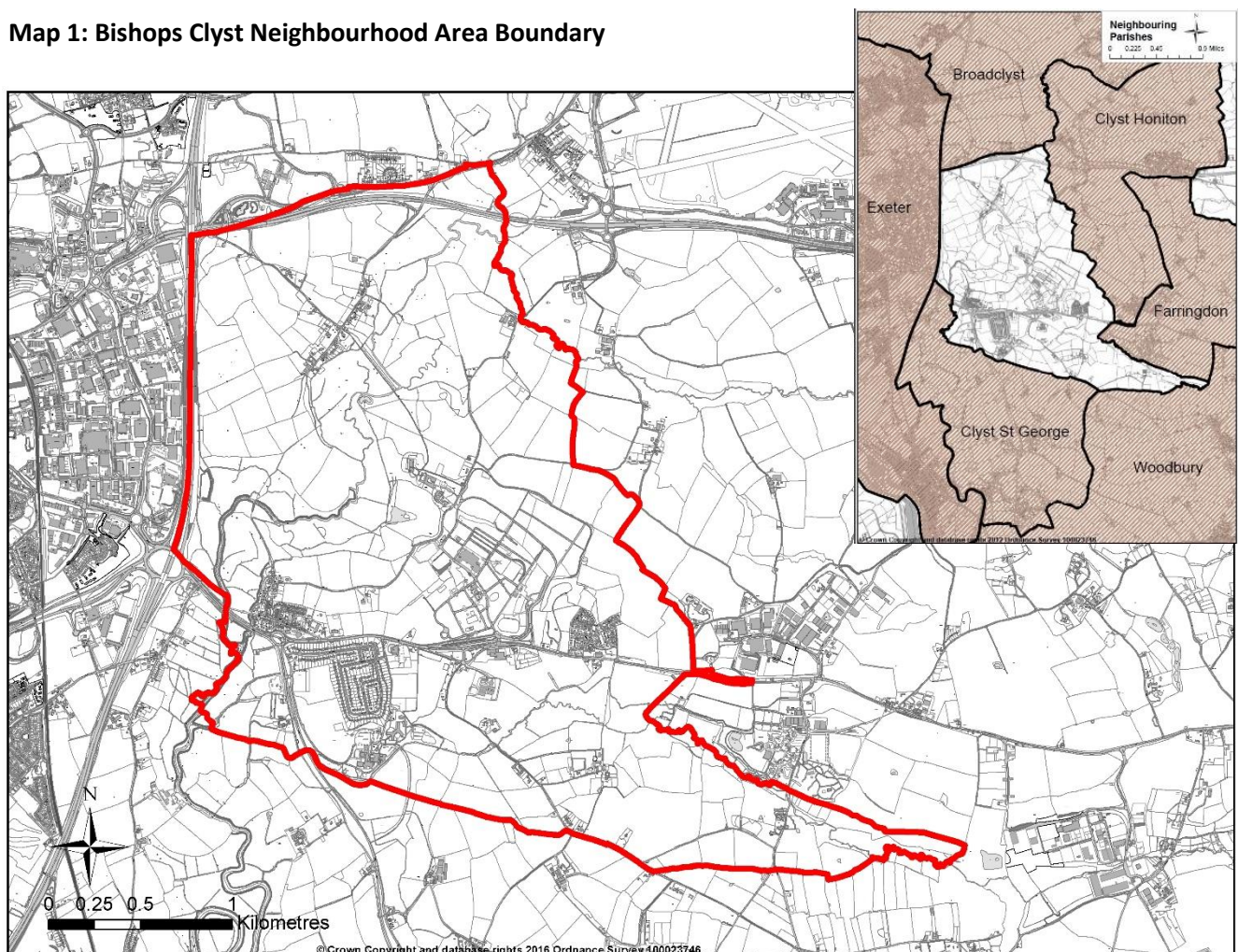
The Community's Plan

- 1.1 This neighbourhood plan is *the community's plan*. It represents the community's vision and priorities for how we would like to see our neighbourhood area change in the coming years. It sets out our local planning policies which will be taken into account as and when any proposals for development come forward in the Parish.
- 1.2 The Neighbourhood Plan is not one which can cover every issue that has been identified as being important to the community: it has a focus on responding to proposals for development and the appropriate use of land. It puts us, as a community, in the driving seat when it comes to having a say over what, how and where development should take place where it requires planning permission.
- 1.3 The Plan covers the period between 2014 and 2031, and is therefore in line with the Local Plan produced by East Devon District Council, as the local planning authority.

The Plan Area

- 1.4 The neighbourhood plan area (the whole 'parish' area known as Bishops Clyst) was approved by East Devon District Council on the 5th March 2014 following a statutory consultation period. Map 1 shows the extent of the designated neighbourhood area covered by the Bishops Clyst Neighbourhood Plan.

Map 1: Bishops Clyst Neighbourhood Area Boundary



- 1.5 Bishops Clyst comprises largely of two separate communities, those of Clyst St. Mary and Sowton, and is in fact a combination of two parishes that were merged administratively in 1976.
- 1.6 **For the purposes of this document 'Parish' is used as a reference to the combined parish areas of Clyst St Mary and Sowton.**
- 1.7 The settlements in the Parish of Bishops Clyst are surrounded by open countryside and the valley of the River Clyst. The mainly rural neighbourhood area lies to the east of Exeter and the M5 Motorway, and south of the A30 trunk road. The Sidmouth Road (A3052) runs from the village of Clyst St Mary through the southern part of the Parish and is the focus of slowly increasing development. Several farms and small hamlets are scattered throughout the rest of the area in open countryside. There are three main areas of population: Clyst St Mary village, Sowton village and the Cat & Fiddle Residential Park. To a large degree, all three have the characteristics of dormitory settlements, depending for employment on Exeter and surrounding business estates.
- 1.8 **Clyst St Mary** is a lively village with a shop and post office, school, village hall, church and pub. It also has a car-maintenance and car-sales business at the top of the village street and a garden centre on the edge of the village. Winslade House until recently was regional office of Friends Provident (now Friends Life); but the regional office has been relocated and the offices vacated.
- 1.9 Because of its size and location, the village tends to dominate the rest of the Parish. The heart of the village is the old village street, which has probably not changed in its basic layout since its growth in late-mediaeval times as a bridge town at the eastern end of the bridge and causeway crossing the River Clyst and the Clyst marshes on the main road to Dorchester.
- 1.10 The dominant thoroughfare, the Sidmouth Road, was rerouted around the old village in the 1960s. A small amount of development took place in the early 20th century in Frog Lane with Manor Park being built in the 1960s. In the mid-1960s, the garden estate of Winslade Park was built in the old grounds of Winslade House. Unfortunately, the estate is separated from the rest of the village by the very busy Sidmouth Road.
- 1.11 The policy of the District Council until recently has been to restrict development within a building line drawn fairly tightly around the existing built-up area. The pressure to provide substantially more housing in the East Devon District Council area, has led to consent being given (2015) to a new estate-type development lying outside the building line. A new built-up area boundary (BUAB) for Clyst St Mary will be proposed in a Villages Plan Document to be produced by East Devon District Council.
- 1.12 **Sowton Village** is approximately a mile to the north of Clyst St Mary as the crow flies. It is a Conservation Area and, now being in a cul-de-sac, it is a much quieter village than Clyst St Mary. Sowton Village has no shop, post office, school or pub but it has a well-used church and a village hall, which was once the school. It is surrounded by farmland and several of its farm buildings are listed.
- 1.13 **The Cat & Fiddle Residential Park** is situated about a mile and a half from Clyst St Mary village on the north side of the Sidmouth Road and contains about 150 dwellings (park homes). It is owned by Berkelyparks, a company with similar residential parks across England, which maintains a permanent office on site. The park is neatly laid out with detached dwellings, small gardens and parking for both residents and visitors. The adjacent Cat & Fiddle pub had been a roadside inn since the 16th century. Apart from the pub, the park has few facilities and is dependent on Clyst St Mary village for a local shop. The Cat and Fiddle area is also the location of the Clifford Hill Training Ground, the training base for Exeter City Football Club.

- 1.14 The Parish is also the location of showground, exhibition and event venue, 'Westpoint' - home of the Devon County Show. The Showground contributes a lot more than just kudos to the area; although not everything associated with it is regarded by local people as beneficial.

Development Constraints

- 1.15 The village of Clyst St Mary is bounded on the west and north by the valley of the River Clyst which is designated as a County Wildlife Site. Almost all the land to the west of Frog Lane and the Exmouth Road (A376) is prone to flooding, as is the land to the south of Winslade Park. The playing fields and open space to the east of Exmouth Road have also served as a development constraint as well. This leaves little scope for development to the west and south of the village and only a restricted area to the north. Apart from the green area to the east of the Exmouth Road containing the football ground, and the green land north of Winslade House, the pressure is likely to remain for development eastwards from the village on either side of the Sidmouth Road to infill around existing development at St Bridget Nurseries and Westpoint. There is also extensive development just beyond the parish boundary at Hill Barton and Crealy.

Design Statement

- 1.16 Such is the nature of the Parish that any development will impact on the setting and character of its location. We want to ensure that this impact is positive. To this end we have identified character areas and produced a **Bishops Clyst Design Statement**¹ for developers. The Design Statement requires that:
- Nothing is built that is detrimental to its immediate surroundings and the quality of the village as a whole
 - The design of any new buildings and extensions should respect the scale and character of the area in which they are located
 - Similar roof pitches, windows and external materials to buildings in the immediate surroundings should be adopted
 - Appropriate modern design would not be discouraged provided local character is respected
 - Listed buildings should be preserved, and their setting protected
 - The Conservation Area of Sowton should be strongly protected and any development should respect the principles of conservation
 - Industrial buildings in the rural environment should respect this location
 - The creation of attractive external spaces between and around new and existing buildings

Community Action Plan

- 1.17 The Design Statement is just one of a number of companion documents to the Neighbourhood Plan. The Parish Council has also considered and approved a **Bishops Clyst Community Action Plan**². This sets out a series of community-based actions and initiatives that the Parish Council supports and will endeavour to make happen over the next few years. The genesis of many of the action points was the consultation for the Neighbourhood Plan. Many of the actions are complementary to the policies of the Neighbourhood Plan. The Community Action Plan along with the Design Statement embrace the strategies in the Bishops Clyst Parish Plan 2011 and therefore supersede it as the community's development strategy.
- 1.18 Other companion documents to the Bishops Clyst Neighbourhood Plan such as the Consultation Statement and the Sustainability Appraisal are introduced and explained elsewhere in this Plan.

¹ The **Bishops Clyst Design Statement 2015** can be viewed at: <http://planning.bishopsclyst.co.uk/>

² **Bishops Clyst Community Action Plan** can be viewed at <http://www.bishopsclyst.btck.co.uk/Committees>

2. Preparing the Neighbourhood Plan

- 2.1 Preparation of the Bishops Clyst Neighbourhood Plan has been driven by the Bishops Clyst Neighbourhood Plan Steering Group, composed of residents and parish councillors. It was recognised at an early stage that for the Plan to be truly representative of the planning issues of relevance in the Parish and to be *the community's plan*, we should conduct a thorough engagement with those who live and work in the Parish. We also recognised that the Plan could not be properly developed without the input of organisations and agencies with a district, county, sub-regional or national remit.
- 2.2 The process and types of consultation and discussion that we have gone through is documented in detail in our **Consultation Statement**³ which accompanies this Plan. The key methods we have used have included:
- Public exhibitions, meetings and events
 - A community questionnaire sent to all households
 - Focus groups and workshops
 - Website
 - Discussion with local businesses
 - Direct contact with wider-than-local organisations and agencies (strategic stakeholders) which have an interest in planning and development issues in the Parish; and,
 - Consultation 'windows' during which comments have been invited on draft documents
- 2.3 Following production of a pre-submission draft, a formal consultation process was carried out in accordance with Regulation 14⁴. Additional comments and suggestions were invited and have been taken into account in producing this submission version of the Plan.
- 2.4 The development of the Neighbourhood Plan was based on a desire to be open and encourage comments and contributions from all quarters; with the aim being to achieve consensus, but also to have debates about issues where the community was divided in its views.

Sustainability Appraisal

- 2.5 The Neighbourhood Plan has been subject to testing as it was developed to help determine the Plan's positive or negative impact on the social, environmental and economic character of the Parish. This was done through a sustainability appraisal (SA). A report of the **Sustainability Appraisal**⁵ accompanies this version of the Plan. The aim of the SA was to identify impacts and then propose possible amendments to policies to lessen any potential negative impacts which could arise as a result of the Plan's policies and/or proposals.

³ **Bishops Clyst NP Consultation Statement** can be viewed at <http://planning.bishopsclyst.co.uk/>

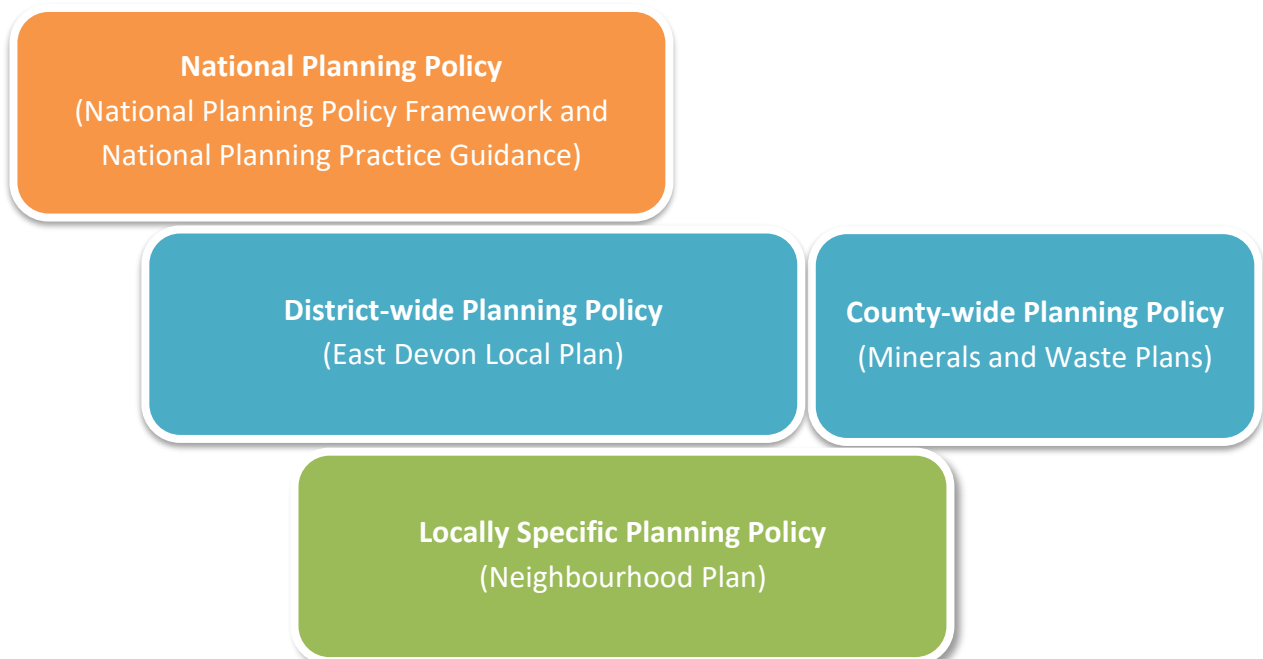
⁴ Regulation 14 of the Neighbourhood Planning (General) Regulations 2012
http://www.legislation.gov.uk/uksi/2012/637/pdfs/ukxi_20120637_en.pdf

⁵ **Bishops Clyst NP Sustainability Appraisal**, Clare Reid Consultancy, April 2016 can be viewed at:
<http://planning.bishopsclyst.co.uk/>

3. The Plan's Status

- 3.1 This Neighbourhood Plan, once made, will be part of the statutory development plan. That means that its policies will have significant weight when it comes to being used by the local planning authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy in our Parish. It sits with the adopted district-wide Local Plan, produced by East Devon District Council (also part of the statutory development plan), and underneath the umbrella of national planning policy in the Government's **National Planning Policy Framework (NPPF)** and **National Planning Practice Guidance (NPPG)**, as the main planning policy documents relevant to our area. Other important planning documents which govern specific issues are the Minerals and Waste Plans produced at the county-wide level.
- 3.2 The relationship between our Neighbourhood Plan and other planning policy documents is illustrated by the hierarchical diagram below.
- 3.3 When this Neighbourhood Plan is made (adopted), its policies will be used by the local planning authority when it considers decisions that need to be made about development proposals submitted through the planning application process. The Plan's policies, however, cannot guarantee that a proposal will be refused nor be granted permission, but the policies will carry significant weight, alongside policies of the NPPF, NPPG and Local Plan when weighing up the appropriateness of the proposal in question.

Planning Policy Hierarchy



4. Sustainable Development

- 4.1 The Bishops Clyst Neighbourhood Plan is a plan that promotes sustainable development⁶. We recognised from the outset that if we were to prepare a neighbourhood plan we were doing so because we wanted to enable, not prevent, development. We have approached neighbourhood planning therefore with the intention of supporting the prevailing strategic planning framework. We have endeavoured to establish the local conditions and constraints that should apply to ensure that any development that does take place in the Parish achieves the level of sustainability that is in the best long-term interests of the area and its community.
- 4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policy to which all plans and proposals for development should comply with additional guidance provided by the National Planning Practice Guidance (NPPG). The NPPF includes, at its heart, a *"presumption in favour of sustainable development"*. It is important to understand what that means for our Plan as it sets the parameters within which we can make proposals and set policies.
- 4.3 When taking decisions on proposals for development this means that proposals should be approved without delay where they accord with the development plan; and where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF or specific policies in the NPPF indicate that development should be restricted. Translating this to what it means for our neighbourhood plan, it states that plans should *"...support the strategic development needs set out in Local Plans, including policies for housing and economic development..."* and *"...plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan"*. The NPPF goes on to say that *"The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan."* We are also advised that neighbourhood plans should reflect these Local Plan policies and plan positively to support them, while not promoting less development than set out in the Local Plan or undermining its strategic policies. Outside of strategic policies, we are encouraged to shape and direct sustainable development in our area through our Neighbourhood Plan.

⁶ Resolution 24/187 of the United Nations General Assembly defined **sustainable development** as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future (7 March 2005) set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

5. The Structure of our Plan

- 5.1 Our Neighbourhood Plan sets out the themes, aims and objectives for the defined neighbourhood area of Bishops Clyst. These have been developed through an extensive dialogue with the community and shaped by existing planning policies, plans and contributions of key organisations and agencies.
- 5.2 Our neighbourhood planning policies are set out on a topic by topic basis. The topic headings used throughout the preparation of the Neighbourhood Plan are based on those that were established as being most relevant when preparing the Parish Plan⁷. They will have familiarity to many that live and work in the Parish.
- 5.3 For each topic, we present a theme along with a set of aims and objectives. It is these that guided us when writing the policies that we hope will help realise our objectives for the area. Each topic section of the Plan sets out:
 - a summary of the characteristics of that topic and the key issues which have arisen out of our researches and consultation;
 - our justification for why we need a neighbourhood policy, including links to key supporting evidence; and
 - the policies
- 5.4 It is important to note that whilst we have packaged policies under topic headings, when development proposals are being assessed, the whole Plan (i.e. all policies) should be considered, as policies in one topic may apply to proposals which also relate to another.
- 5.5 Our Plan finishes with an explanation of how we will monitor and review the plan, a glossary which seeks to demystify some of the planning terminology used in our plan and a bibliography which includes the details of documents and current web-links to those documents.

⁷ Bishops Clyst Parish Plan – can be viewed at <http://www.bishopsclyst.btik.com/NeighbourhoodPlanParishPlan>

6. Themes, Aims and Objectives

6.1 The topics and themes of our Neighbourhood Plan are as follows:

Natural Environment	<i>Living in harmony with the natural environment</i>
Built Environment	<i>Keeping the area's character intact</i>
Housing	<i>Growing gradually and sustainably</i>
Community Facilities and Services	<i>Delivering essential services locally</i>
Business and Jobs	<i>Helping local businesses to thrive</i>
Traffic and Parking	<i>Considerably reducing the impact of the private motor vehicle</i>
Cycleways and Footpaths	<i>Getting around more easily on foot and cycle</i>
Sports and Recreation	<i>Being a healthy and active community</i>

- 6.2 The process of arriving at an agreed set of aims and objectives started with a 'workshop' event at which members of the Neighbourhood Plan Steering Group along with other interested members of the community took part in a session that examined the evidence and the response we had received to surveys and other forms of consultation. Much of the community-based evidence came from the results of a survey undertaken at the end of 2014. The response we received and its analysis can be found in the **Community Questionnaire Analysis Report, December 2014**⁸.
- 6.3 The workshop process and outcomes can be found described fully in a **Workshop Report, January 2015**⁹. A draft set of aims and objectives were subsequently refined by the Steering Group before being the focus of a further community consultation in the Parish during March 2015. The response was positive and encouraging. Details of what local people said can be found in the **Community Consultation Report March 2015**¹⁰. As a result of the reaction and comments we reorganised the topic headings and made revisions to some of the objectives. The final set we believe reflects the community's neighbourhood planning and development agenda. It is this agenda that underpins the Neighbourhood Plan's policies.
- 6.4 Not all our objectives lead directly to a neighbourhood plan policy. Some have resulted in **Community Actions** (CA) which have been accepted by the Parish Council as an integral part of the development strategy for the Parish and likely to be a significant contributory factor in achieving our aims. The **Bishops Clyst Community Action Plan**¹¹ along with other relevant documents can also be viewed via the Bishops Clyst Neighbourhood Plan website.
- 6.5 The full list of aims and objectives approved following community consultation are set out on the following pages 12-14. These inform the specific policies of the Neighbourhood Plan, which are set out on pages 17-45.

⁸ The **Community Questionnaire Analysis Report, December 2014** can be viewed at: <http://planning.bishopsclyst.co.uk/>

⁹ The **Workshop Report January 2015** can be viewed at: <http://planning.bishopsclyst.co.uk/>

¹⁰ The **Aims and Objectives Community Consultation Report March 2015** can be viewed at: <http://planning.bishopsclyst.co.uk/>

¹¹ The **Bishops Clyst Community Action Plan** can be viewed at: <http://www.bishopsclyst.btck.co.uk/Committees>

Bishops Clyst Neighbourhood Development Strategy – Aims and Objectives

Natural Environment - <i>Living in harmony with the natural environment</i>
Aim: To protect and maintain our unique natural environment and diverse habitats, to adequately prepare to prevent flooding and to maintain and enhance the rural nature of the Parish
Objectives:
• <i>Protect existing habitat areas and protect and enhance biodiversity</i>
• <i>Protect agricultural land</i>
• <i>Protect old trees</i>
• <i>Improve river management to reduce impact of flooding in the Clyst Valley</i>
• <i>Improve standards of flood protection for built-up area</i>
• <i>Improve surface water drainage to prevent flooding on village street, Clyst St Mary</i>
• <i>Improve drainage to prevent flooding at the bottom of Winslade Park Avenue</i>
• <i>Plant more trees</i>
• <i>Resist development in the countryside</i>
• <i>Update survey of habitats (CA)</i>
• <i>Biodiversity management plan (CA)</i>
• <i>Monitor up-stream developments (CA)</i>

Built Environment - <i>Keeping the area's character intact</i>
Aim: To protect our heritage and the historic character of our villages, to determine the limits of development and to reinforce the links between the settlement areas in the Parish
Objectives:
• <i>Protect historic buildings and character of villages</i>
• <i>Prevent inappropriate development</i>
• <i>Influence planning and design of new developments</i>
• <i>Identify areas suitable for development and limit development to designated development land</i>
• <i>Ensure development is sustainable and in accordance with current housing strategy</i>
• <i>Reinforce sense of local character and rural locality across the Parish</i>

Housing - <i>Growing gradually and sustainably</i>
Aim: Controlled slow growth in number of dwellings, to prioritise housing that is affordable to local people and to ensure new housing development is sustainable and in keeping with its surroundings
Objectives:
• <i>Ensure there is a supply of affordable housing to meet local needs</i>
• <i>Provide design guidance and sustainability standards for developers</i>
• <i>Ensure adequate off-street parking provision for new development by setting minimum standards</i>
• <i>Ensure garden space is provided commensurate with the type and size of new dwelling</i>
• <i>Agree a short and long-term housing strategy (CA)</i>

Community Facilities and Services - <i>Delivering essential services locally</i>
Aim: To protect and enhance local facilities and services to ensure they continue to meet local needs, to ensure new facilities and services can be accommodated and to improve access and accessibility to local facilities and services
Objectives:
• <i>Support existing facilities and establishments</i>
• <i>Ensure primary school is able to meet local demand</i>
• <i>Enable health services to be delivered locally</i>
• <i>Support provision of a local social club</i>
• <i>Improve public parking facilities in Cyst St Mary</i>
• <i>Enable high speed broadband availability across the whole Parish</i>
• <i>Encourage local drama and arts activity (CA)</i>

Business and Jobs - <i>Helping local businesses to thrive</i>
Aim: To support existing businesses including farming, to protect existing business and commercial sites and premises and to restrict new business development to suitable locations and sites
Objectives:
• <i>Support diversification of farm buildings where necessary for survival of existing farm business</i>
• <i>Improve communication network and local connectivity to highest standard possible</i>
• <i>Resist conversion of commercial sites and premises to residential use unless it brings substantial community benefits</i>
• <i>Direct new business to existing business parks or brownfield sites</i>
• <i>Resist development on agricultural land</i>
• <i>Encourage the formation of local business forum (CA)</i>

Traffic and Parking - <i>Considerably reducing the impact of the private motor vehicle</i>
Aim: To improve public and community transport links and services, to improve parking in the Parish for local people, to improve traffic flows in the Parish and to improve road safety
Objectives:
• <i>Provide more off-street parking</i>
• <i>Support measures that help reduce 'rat-running' and have local residents' support</i>
• <i>Provide pavements in built-up area where none exist at present</i>
• <i>Provide a safety barrier at White Lodge</i>
• <i>Widen the pavement between Cat & Fiddle and the village to mobility standard</i>
• <i>Explore the need for and value of a resident parking scheme in Clyst St Mary village (CA)</i>
• <i>Monitor pedestrian safety on major roads (CA)</i>
• <i>Review speed limits on major roads (CA)</i>
• <i>Public transport links to Topsham (CA)</i>
• <i>Local bus-stop on 58 route (CA)</i>
• <i>Promote community transport initiatives (CA)</i>
• <i>Investigate one-way system in village and associated traffic management (CA)</i>

Cycleways and Footpaths - <i>Getting around more easily on foot and cycle</i>
Aim: To increase network of footpaths and safe cycleways and to improve public access to the countryside
Objectives:
• <i>Create traffic-free linkages between the Parish and nearby settlements</i>
• <i>Provide a cycle/footpath linking Clyst St Mary to Clyst St George, Topsham and the Exe Estuary Trail</i>
• <i>Link local cycleways to national area and national network</i>
• <i>Create new footpaths</i>
• <i>Improve signage and accessibility</i>
• <i>Improve and maintain existing footpaths (CA)</i>

Sports and Recreation - <i>Being a healthy and active community</i>
Aim: To maintain and improve existing recreation facilities, to provide additional community spaces for recreation, to increase sporting options for all and to encourage healthy lifestyles
Objectives:
• <i>Protect and enhance existing community spaces and current facilities</i>
• <i>Retain existing recreational grounds at Friends Life</i>
• <i>Ensure local facilities can meet changing demands</i>
• <i>Provide adequate community spaces within any new housing development</i>
• <i>Assist disabled people to access sport locally</i>
• <i>Provide for a wide range of outdoor and indoor sports</i>
• <i>Encourage use of village halls for recreation and fitness for all ages (CA)</i>
• <i>Support healthy leisure activities (CA)</i>
• <i>Encourage development of sports clubs (CA)</i>

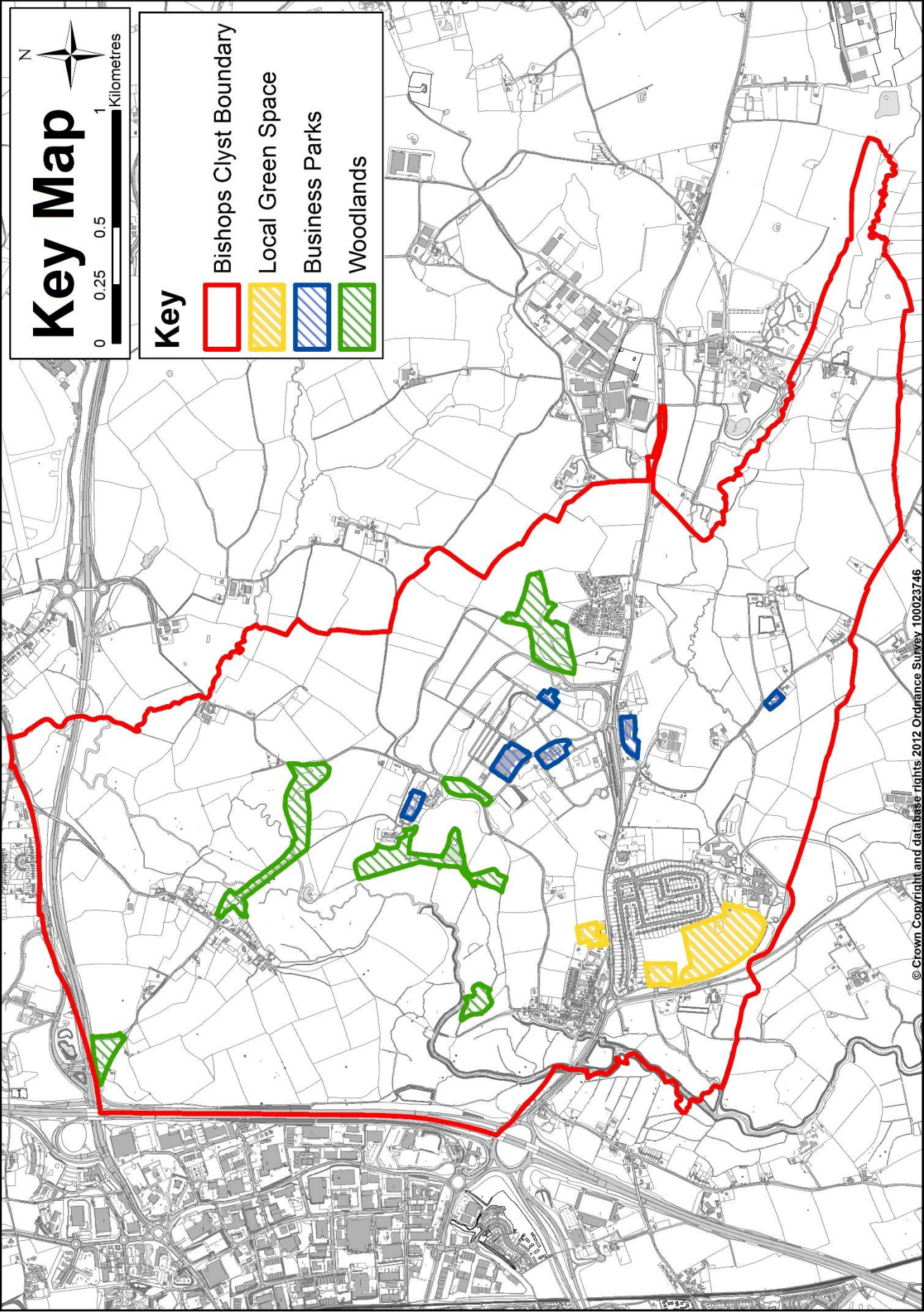
6.6 Those objectives above that are labelled (CA) have been categorised as not likely to lead to a planning policy in the Neighbourhood Plan. They are significant objectives to our community and have helped inform the complementary actions in the Community Action Plan¹².

7. Key Map

7.1 Our Plan sets out a number of policies relating to the planning and land-use in the Parish. Some of these policies apply to any or specific types of development and some relate to specific parts of the Parish. The Key Map (Map 2) overleaf, shows those which apply spatially to areas of the Parish, such as areas of land which are designated for specific uses.

¹² The Bishops Clyst Community Action Plan can be viewed at: <http://www.bishopsclyst.btck.co.uk/Committees>

Map 2: Bishops Clyst Neighbourhood Plan Key Map



8. Natural Environment

Aim: To protect and maintain our unique natural environment and diverse habitats, to adequately prepare to prevent flooding and to maintain and enhance the rural nature of the Parish			
Planning Objectives:			
1	Protect the environment	a	<i>Protect existing habitat areas and protect and enhance biodiversity</i>
		b	<i>Protect agricultural land</i>
		c	<i>Protect old trees</i>
		d	<i>Plant more trees</i>
		e	<i>Resist development in the countryside</i>
2	Control flooding	a	<i>Improve river management to reduce impact of flooding in the Clyst Valley</i>
		b	<i>Improve standards of flood protection for built-up area</i>
		c	<i>Improve surface water drainage to prevent flooding on village street, Clyst St Mary</i>
		d	<i>Improve drainage to prevent flooding at the bottom of Winslade Park Avenue</i>

Introduction

- 8.1 Clyst St Mary and, particularly, Sowton, remain villages surrounded by countryside despite being in close proximity to Exeter. The villages benefit from the proximity of the River Clyst and its associated floodplain, which helps ensure the separation of the Parish's settlements from the city of Exeter. Clyst Marshes may in due course form an important part of the planned Clyst Valley Regional Park (Strategic Policy 10 of the East Devon Local Plan). Our intention is to protect this countryside and retain the village atmosphere we currently enjoy. One of the strong messages from the 2014 Neighbourhood Plan Survey was that residents are adamant that they do not wish their villages to become part of 'greater Exeter'.
- 8.2 Flooding is a matter of some concern to the community. The village of Clyst St Mary has a long history of flooding from the River Clyst affecting the lower part of the village and causing limited flooding in Winslade Park Avenue. The village of Sowton is unaffected by flooding except on the access road.
- 8.3 Clyst St Mary is noted for its defining areas of green focal features and enclosures, which reinforce its rural setting and assist in offsetting the effects of the main roads and noise and pollution. Most noticeable and appreciated are the planting on the centre roundabout, the tall trees each side of the road, particularly the distinctive tall plane trees on the west side of the A376 dual carriageway, and the old trees and hedgerows at the bottom of Winslade Park Avenue and the mature trees and tall hedges along the A3052. It is important to retain these features as they define the village as well as providing a protective environment. There are a few significant areas of natural woodland in the Parish, which we seek to preserve.
- 8.4 The Parish has a number of areas of ecological or geological significance that must be protected. The Devon Biodiversity Records Centre recognises 11 such areas including Clyst Marshes, a designated County Wildlife Site, and the old sandpit (occupied by the Village car park and Rydon Motors) which is designated as a County Geological site.

Protecting the Environment

Justification

- 8.5 The rural setting and peace of Clyst St Mary with its surrounding patchwork of open fields and flood plain is of great importance to residents and was one of the main comments made in the 2014 Community Questionnaire. We asked local people what they most like about the area where they live.

Most prominent amongst a host of factors are the following: village life, peace and quiet, ease of access, space, countryside, proximity to Exeter, sense of community, rural setting and friendliness.

- 8.6 There has been a steady loss of green space and trees due to development. The loss of trees was particularly noted in responses at the Neighbourhood Plan Exhibition in March 2015. Further areas of open space are presently at risk of development and need protection.
- 8.7 Bishops Clyst Parish Council has consistently supported the preservation of agricultural land for agricultural use whenever a planning application is considered.
- 8.8 We asked local people what could be done to further protect and enhance the local environment. We offered a number of options for people to consider. Of the options listed, 54.3% supported promoting wildlife areas, the second highest percentage after traffic management.
- 8.9 People were invited to make suggestions as to how we could improve the local environment. Parking and traffic management and control dominate the other suggestions. Although maintenance was not mentioned in the Community Questionnaire, 18 responses made reference to the lack/quality of maintenance of grass verges, hedges and the area around the old bridge at Clyst St Mary.
- 8.10 We are mindful of the relatively close proximity (i.e. within 10km) of two areas of European importance for biodiversity¹³. We have considered it appropriate therefore to make reference to these areas along with the several sites within the Parish that are recognised of importance or having significance in ecological terms or geological terms (such as the Old Sand Pit, a “Regionally Important Geological site”).

Policy BiC01 Protecting and Enhancing Geodiversity, Biodiversity and Wildlife

Where appropriate, proposals for new development will be expected to protect and enhance biodiversity and wildlife to include:

- a) the safeguarding or protection of designated sites, protected species, priority species and habitats, ancient or species rich hedgerows, grasslands and woodlands;
- b) the use and adoption of sustainable drainage facilities and a restrictive use of storage lagoons or similar retentive systems discharging to surface water receptors; and
- c) the provision of appropriate measures to mitigate any adverse effects of development on designated European wildlife sites.

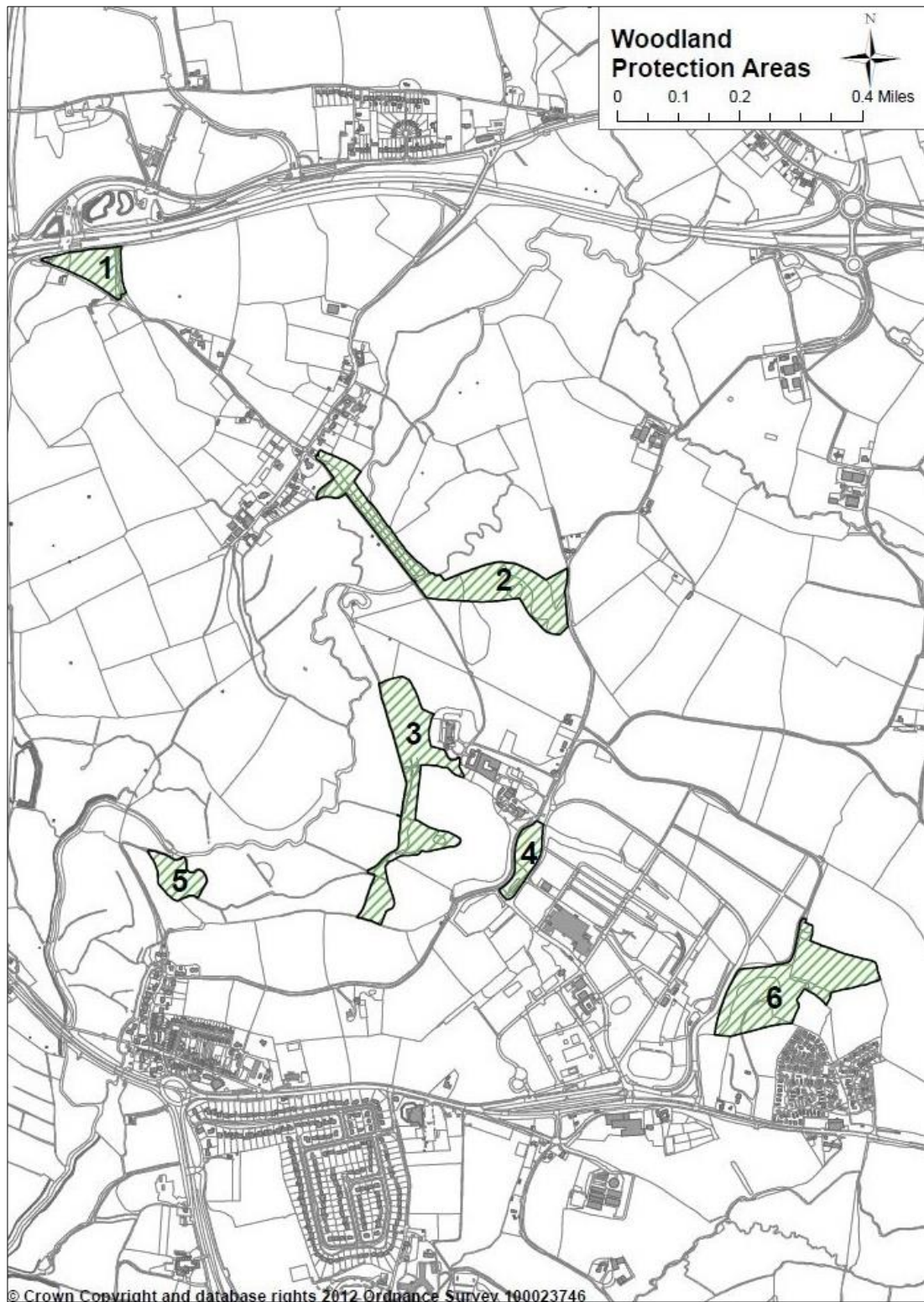
Policy BiC02 Protecting Trees and Woodlands

Development proposals that will cause the loss of or damage to trees, woodland or hedgerows (including hedgerows of importance) that contribute positively to the character and amenity of the area must provide for appropriate replacement planting together with a method statement for the ongoing care and maintenance of that planting.

The areas of natural woodland listed below (and delineated on Map 3) are regarded as important natural features. Any development proposals that would result in the loss, damage or deterioration of these woodlands will be resisted.

1. Taylor’s Brake
2. Alder Croft
3. Home Covert
4. Court Way Hill Plantation
5. Clyst St Mary Wood
6. Cat’s Copse

¹³ The Exe Estuary Special Protection Area and the East Devon Pebblebed Heaths Special Area of Conservation



Control Flooding

Justification

8.11 The Environment Agency estimates that there are 30-70 properties identified to be at risk from tidal flooding in Clyst St Mary. The number of properties at risk from fluvial flooding is greater¹⁴. These are mainly in the centre of the village and include the shop and the Half Moon public house. The lower village is protected by raised defences against flooding from the River Clyst. The flood defence scheme

¹⁴ Managed flood and coastal erosion risk for the Exe Estuary – Environment Agency Draft Strategy Consultation Document January 2013

has been upgraded to a limited extent in recent years, but is still below recommended protection standards. The Environment Agency has advised that the current standard of protection is only for a 1 in 20 year's event. A £1.3 million improvement scheme to improve flood protection to 38 properties is included in the EA capital programme with a start in 2015/16¹⁵. We are informed by the Environment Agency that (at October 2015) the plans are still in development and various options for improving the standard of protection are being investigated.

- 8.12 The Parish Council has established a Flood Group that has produced a Flood Plan showing the actions to be taken before, during and after a flood. The Plan is supported by a Coordinator and a network of flood wardens. The Group is in regular contact with the Environment Agency and other service providers and monitors the drainage system and flood defence scheme for the village. The Flood Plan¹⁶ was formally adopted by the Parish Council in November 2011.
- 8.13 There have been a number of flood incidents in the lower part of Clyst St Mary village over the last few years. Frog Street is regularly flooded, as is the bottom end of Winslade Park Avenue.
- 8.14 The existing surface water drainage system is inadequate and overflows in heavy rain. The surface water drainage arrangement for the lower part of Winslade Park Avenue is inadequate.
- 8.15 We are advised by the Environment Agency that the current (October 2015) status of our local water courses is as follows:
- *"The lower River Clyst is currently at Moderate Ecological Status. The water-body is failing with regard to surface water"*
 - *The Aylesbeare Stream is at currently at Poor Ecological Status. The water-body is failing with regard to fish (sediments), macrophytes and phytobenthos combined, and phosphates (primarily from agricultural sources)*
 - *The Grindle Brook is currently at Moderate Ecological Status. The water-body is failing with regard to fish (barriers to migration) and macrophytes and phytobenthos combined"*
- 8.16 With regard to the objectives of the Water Framework Directive, it is the target to meet Good Ecological Status by 2027. Therefore, any new development within the Parish should not cause deterioration from the present status and the Parish Council will seek opportunities to meet the desired status.

Policy BiC03 Improving Flood Defences

Proposals to improve river management and construct new defences at Clyst St Mary to reduce flooding will be supported. In improving flood defences, opportunities should be taken to enhance biodiversity.

Policy BiC04 Minimising Flood Risk

Where practical and appropriate, development proposals for the Bishops Clyst Neighbourhood Plan Area should show how they will incorporate Sustainable Drainage System (SUDS) principles to minimise flood risk and, in particular, reduce the need for runoff into the surface water drainage system in Clyst St Mary village and at the bottom of Winslade Park Avenue.

¹⁵ Flood and Coastal Erosion Risk Management – Schemes accelerated in the 6-year investment programme

¹⁶ The **Clyst St Mary Flood Plan 2011** can be viewed at <http://www.bishopsclyst.btik.com/LocalFloodGroup>

9. Built Environment

Aim: To protect our heritage and the historic character of our villages, to determine the limits of development and to reinforce the links between the settlement areas in the Parish			
Planning Objectives:			
1	Protecting and enhancing the character of the area	a	<i>Protect historic buildings and character of villages</i>
		b	<i>Prevent inappropriate development</i>
		c	<i>Reinforce sense of local character and rural locality across the Parish</i>
2	Control development	a	<i>Influence planning and design of new developments</i>
		b	<i>Identify areas suitable for development and limit development to designated development land</i>
		c	<i>Ensure development is sustainable</i>

Introduction

- 9.1 Being situated so close to Exeter and having a first class road network has brought continuous development pressures to Bishops Clyst. This has been exacerbated by the declared policy of the East Devon District Council to generally direct development in the district to the 'West End'¹⁷. Whilst Clyst St Mary is not in the formal West End development area, it is close enough to be under constant pressure for development.
- 9.2 Bishops Clyst Parish Council is not anti-development but continues to examine development proposals with the preservation and enhancement of the essential character of the various areas within the boundaries of the Parish firmly in mind. The Parish Council will continue to keep the local planning authority fully informed of the views of the Council and its electorate and ensure that the policies of the Neighbourhood Plan are fully taken into account when any development proposal is being considered. Our general approach will be to ensure that any development fits in with the needs of the residents, with the existing nature of the surroundings and is of an appropriate scale. It will also seek to ensure that any development is sustainable and will enhance or add to the facilities within the various areas.
- 9.3 To help ensure that development proposals are appropriate, the Parish Council has adopted a Design Statement¹⁸ that should be referred to by anyone proposing to develop in the Parish.
- 9.4 The Parish Council regards the allocation of 150 new dwellings and the site identified in the Local Plan as acceptable and sufficient to meet future housing need. This land will adequately provide for the new-housing allocation for the Parish in the East Devon Local Plan.
- 9.5 Further housing development will not be supported, except in particular circumstances detailed in the East Devon Local Plan or the Bishops Clyst Neighbourhood Plan.
- 9.6 Unless good reason is given by developers to do otherwise, commercial development will be directed towards business parks and brownfield sites.

¹⁷ West End – the western end of the district of East Devon adjoining Exeter

¹⁸ The **Bishops Clyst Design Statement 2015** can be viewed at: <http://planning.bishopsclyst.co.uk/>

Control Development

Justification

- 9.7 Development in the Exeter area continues apace. An integrated approach has been taken by Exeter City and East Devon District Council to the problem of satisfying the demand for development land around Exeter. As a result, development is expanding eastwards from Exeter into the East Devon District Council area to the north of the A30 and south-eastwards towards the M5 and Clyst St Mary. The pressure for more development in the Parish is likely to increase with time. Sowton Village is protected by its Conservation Area status, but the rural area around the village will depend on a determination to preserve the village in its rural setting.
- 9.8 The Cat & Fiddle Residential Park is a completed development in a rural setting a considerable distance from the main settlement. Under present policies relating to sustainability and the preservation of the rural environment, additional development on the land surrounding Cat & Fiddle would not normally be permitted. However, being separated from Westpoint and Hill Barton by only a few fields on each side, the pressure to fill in the gap in the future will be great. It will, therefore, be necessary to preserve the rural character of the Parish by limiting residential development generally to the built-up area of Clyst St Mary and new commercial developments, where appropriate, to designated commercial sites.
- 9.9 It is expected that all of the new residential development in the Parish for the foreseeable future will be around the village of Clyst St Mary. Scope for development will be constrained by the flood-prone river meadows on one side of the village, the busy road skirting the west side of the village and, in the case of the Sidmouth Road, running through the heart of the village. The response to the Community Questionnaire 2014 recognised that the land adjacent to Winslade House was the preferred location by 64.1% of respondents for future housing development as long as it was proportionate and the publicly accessible open space was protected. Strategy 26B of the East Devon Local Plan allocates an area for the conversion and redevelopment of redundant office buildings at Winslade House for residential uses with capacity to accommodate around 150 dwellings.
- 9.10 The development at Winslade House and the approved development of 80 dwellings to the east of the Village Hall is considered to be more than sufficient to meet local needs and increase the availability of affordable homes in the Parish. There is much local concern that further large scale development would threaten those essential qualities and the character of our Parish that local people hold most precious. The following were all prominent in the response to the Community Questionnaire 2014: village life; peace and quiet, ease of access, space, countryside, sense of community, rural setting and friendliness.
- 9.11 It is important to set standards for new development to ensure that it will blend in with the character of the existing village and that it is of a sufficiently high quality to provide an environment that is pleasant to live in. The focus should primarily be on the needs of the residents walking or cycling from one part of the village to another. Roads should be designed primarily for access, except where they may be designed otherwise as part of the overall road system as existing or as planned taking into account probable future development.
- 9.12 The Bishops Clyst Design Statement sets out clear principles and should be used to guide the design of future development within the Parish. It aims to inspire developers to rise to the challenge of delivering sustainable high quality, well designed buildings and spaces that are in keeping with the character of the built environment in the different settlement areas of the Parish. It requires for instance:

- New buildings and extensions to respect the scale and character of the area in which they are located
- Similar roof pitches, windows and external materials to buildings in the immediate surroundings
- Listed buildings should be preserved, and their setting protected
- Appropriate modern design would not be discouraged provided local character is respected
- The Conservation Area of Sowton to be strongly protected
- Industrial buildings in the rural environment to respect this location
- The creation of attractive external spaces between and around new and existing buildings

9.13 It does recognise the value of and encourages:

- modern design, provided local character is respected
- safety and security principles to be included in design
- innovation to achieve low carbon sustainable design

9.14 Any development outside of the settlement areas needs to be necessary, justified and must not have a negative effect on the rurality of the area.

Policy BiC05 Maintaining Local Character

Development proposals should, where appropriate, provide an assessment of the character of the site and its context (including landscape character) and show how the development fits in with these specific characteristics. All development proposals are encouraged to demonstrate how they have taken the Bishops Clyst Design Statement into account.

10. Housing

Aim: Controlled slow growth in number of dwellings, to prioritise housing that is affordable to local people and to ensure new housing development is sustainable and in keeping with its surroundings			
Planning Objectives:			
1	Meet local needs	a	<i>Ensure there is a supply of affordable housing to meet local needs</i>
2	Influence design and space standards	a	<i>Provide design guidance and sustainability standards for developers</i>
		b	<i>Ensure adequate off-street parking provision for new development by setting minimum standards</i>
		c	<i>Ensure garden space is provided commensurate with the type and size of new dwelling</i>

Introduction

- 10.1 The old village of Clyst St Mary is largely a mixture of 19th and early 20th century development with the addition of Manor Park, built in the 1960s, and small numbers of modern infill developments. Most of the rest of the built-up area consists of Winslade Park, a garden estate also built in the 1960s, to the south of the Sidmouth Road. Planning permission for 80 dwellings was given in December 2013 to Cavanna Homes for a site to the east of the Village Hall alongside the Sidmouth Road (under construction May 2016). Also, Bridge House, in the centre of the village, is currently being redeveloped with planning permission for five dwellings. The site containing Winslade House and Clyst House has been allocated in the Local Plan as a site for future development with a provision of around 150 houses.
- 10.2 The other main settlements in the Parish of Bishops Clyst comprise Sowton, which is a Conservation Area, and Cat & Fiddle, a self-contained retirement park development.
- 10.3 House prices are a problem for many people wanting to buy in Clyst St Mary. Average house prices in Clyst St Mary are amongst the highest in East Devon, being surpassed only by the more prestigious towns on the south coast and on the Exe estuary. To buy the cheapest property on the market in 2011¹⁹ required an income of £64,285 (i.e. mortgage of 3.5 times income). For anyone to afford to rent the only privately rented property on the market in 2011, without recourse to benefits, would need an income of close to £40,000 per annum.
- 10.4 When considering any plans for housing development the Neighbourhood Plan seeks to ensure:
- Types of new housing will 'fit in' with what is needed and what's around it
 - A mix of housing that helps meet local need in an affordable manner
 - The inclusion of some Housing Association development when appropriate
 - That any application for single, large houses adds to or enhances the character of the area

Meet Local Needs

Justification

- 10.5 In general, the Parish Council supports projects that comply with the District Council policy that developments of five or more properties in our area must include 50% affordable homes.
- 10.6 The Parish Council will regularly up-date its Housing Needs Survey so as to be able to offer advice on an appropriate local housing mix for any new development and make a judgment as to whether development proposals include a suitable mix of dwelling types.

¹⁹ Bishops Clyst Housing Needs Survey 2011 can be viewed at <http://planning.bishopsclyst.co.uk/>

- 10.7 The latest Strategic Housing Market Assessment for the Exeter Housing Market²⁰, which includes East Devon, reports that the waiting list numbers for one bedroom properties are easily the largest proportion in all housing authorities. They range from 46.6% to 55.1% of total registered need²¹. The SHMA concludes that *“the future need for all authorities is concluded to be largely dominated by a need for smaller properties, mostly in the 1 and 2-bedroom size categories”*. The SHMA concludes that *“in view of the current stock balance, the scale of likely annual new provision and the requirement to address priority household need, a level of 80/85% of future delivery in the affordable sector should be one and two bedroom units marginally lower than the waiting list need levels.”* Taking into account that in Bishops Clyst there is *“an expectation of 50% affordable housing to come forward through a housing scheme”*, and 80/85% of these should be one and two-bedroom unit to meet needs, then a minimum target of 40-43% of 1-2 bedroom units is required. Smaller units will also help meet the Parish’s housing need, which was identified to be largely from single persons and couples in 2011²².
- 10.8 We recognise that we are expected to provide for a share of future housing demand in the district. For larger housing developments, of more than nine dwellings, we prefer to see a mix of dwelling sizes to be provided, but there must be a minimum number that are suitable for small households. The 2011 Housing Needs Survey identified that 10 small dwellings were needed. The Cat & Fiddle site provides properties exclusively in the 1 or 2-bedroom range. With development of around 90 homes already approved and in progress in the Parish, together with the areas identified for future development in the Local Plan, the number of smaller dwellings identified in the Housing Needs Survey will be easily reached. We have not consulted specifically on the question of provision of smaller dwellings, but in our Community Questionnaire of 2014, 42% of responses supported housing suitable for retired people.

Policy BiC06 Meeting Demand for Smaller Dwellings

Within residential development sites, the provision of a mix of dwellings, to include one or two bedroom dwellings, will be supported.

Influence Design and Space Standards

Justification

- 10.9 The variety of architectural forms, details and materials that together contribute to our built environment are important characteristics. Developers will be expected to produce house designs that complement the existing architecture of the Parish.
- 10.10 New development offers an opportunity to implement high quality design and the use of local materials to create buildings that the community can be proud of for many years to come. There is scope for innovative design in the right location. The Local Plan already sets out the key design criteria against which development proposals will be judged. More detailed guidance as to how new development should be undertaken is set out in the Bishops Clyst Design Statement. The Statement provides a basis for assessing new developments which will deliver improvements in the quality of local design by respecting the old, but not stifling high quality modern design. Developers must demonstrate in their Design and Access Statements how their proposals for any development in the Parish follow that guidance.

Policy BiC07 Providing Space for New Dwellings

Proposals for housing development should include provision for private outdoor amenity space and external storage space.

²⁰ Exeter Housing Market Area Strategic Housing Market Assessment Interim Final Report 2014/15, DCA 2015

²¹ Exeter Housing Market Area Strategic Housing Market Assessment Interim Final Report 2014/15, DCA 2015

²² **Bishops Clyst Housing Needs Survey 2011**, Community Council of Devon

11. Community Services and Facilities

Aim: To protect and enhance local facilities and services to ensure they continue to meet local needs, to ensure new facilities and services can be accommodated and to improve access and accessibility to local facilities and services			
Planning Objectives:			
1	Maintain and enhance existing services	a	<i>Support existing facilities and establishments</i>
		b	<i>Improve public parking facilities in Cyst St Mary</i>
		c	<i>Enable high speed broadband availability across the whole Parish</i>
2	Help facilities and services to grow	a	<i>Ensure primary school is able to meet local demand</i>
		b	<i>Enable health services to be delivered locally</i>
		c	<i>Support provision of a local social club</i>

Introduction

- 11.1 Clyst St Mary is a thriving village with a strong sense of community. This is due in part to the facilities which are available in the village. It has its own primary school. There is a thriving village shop, the Half Moon Inn and a modern village hall which is well used by the community. Although Sowton Village has no shop or school, Sowton Village Hall provides an essential community facility. Currently, local people must travel out of the Parish to access medical facilities.
- 11.2 Clyst St Mary Primary School is a flourishing community school with an increasing number of pupils. Planned admission numbers have been increased to 30. With a roll of 161 (June 2015) the governors are planning to expand the school on the current site to accommodate 210 pupils. Currently, about half the children come from outside of the School's catchment area, but this proportion will reduce as planned or proposed development takes place. The Neighbourhood Plan recognises the right of any village child to a place in the village school should they wish to avail themselves of it. The School is regarded as an important asset to the village which reinforces our sense of community.
- 11.3 Access to the Primary School is problematic. By arrangement with the Village Hall, most parents dropping children off at school now use the Village Hall car park. This has reduced parking problems. It has the disadvantage however that parents and children must use the length of the village street fronting Rydon Motors, where there is no footpath. This route is also used by parents bringing children on foot from Winslade Park and will, in future, be the main pedestrian route into the village from any new development beyond the Village Hall.

Maintain and Enhance Existing Services

Justification

- 11.4 The current use of existing community facilities was explored by the Community Questionnaire 2014. Over 80% of respondents living in the Clyst St Mary area (including Winslade Park and Cat and Fiddle) reported using the village shop at Clyst St Mary on a regular basis. Almost two-thirds of the same residents used both the Half Moon Inn and the Village Hall at Clyst St Mary. The pub has more regular users than the Village Hall. The church has fewer regular users, but it remains significant (i.e. for occasional use) in the life of around 40% of the local population. These facilities are important to the village and are regarded as valued community assets.
- 11.5 At Sowton, the Church and Village Hall appear, from the response to the 2014 Survey, to play a far more prominent part in community life and remain important community assets that ensure the village retains its heart and sense of community.

- 11.6 Although we have yet to produce a definitive list, we regard the following as important community assets that should be safeguarded by our policy BiC08: the churches and village halls at Clyst St Mary and Sowton, The Half Moon Inn and Mills Stores at Clyst St Mary and The Cat and Fiddle Inn.
- 11.7 Internet access in the Parish has been poor to adequate. The local system is gradually being upgraded (during 2015) to 'superfast', but until it has been completed, it will remain difficult for businesses and services dependent on a fast broadband link to establish in the Parish. Our policy BiC09 seeks to minimise impediments and ensure that all new development is ready to take advantage of the latest and emerging high speed telecommunication systems.

Policy BiC08 Safeguarding Community Facilities

Proposals for the redevelopment or change of use of locally valued community facilities will only be supported where:

- a) there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community;
- b) they have been subject to consultation with the local community; and,
- c) it will provide an alternative community use.

Policy BiC09 Increasing Connectivity

All new residential, educational and business premises development will be required to make provision for the latest high-speed telecommunication networks including broadband.

Help Facilities and Services to Grow

Justification

- 11.8 Doctors' practices are available at Topsham and at Pinhoe. Neither are directly accessible by bus and require a journey first into Exeter and then a bus out to the practices. Requests for the bus company to provide a direct service to Topsham have been unsuccessful.
- 11.9 The primary school in Clyst St Mary is approaching capacity. The roll by September 2015 will be approaching 175. The Local Education Authority is in favour of an increase in the size of the School on the current site to take it up to 210 pupils, which will require an additional classroom. This is supported by the Parish Council. If the population of the Parish grows through new housing development the School may need to expand further. Dropping off arrangements may also need to be improved.

Policy BiC10 Provision of Local Health Services

Proposals for the development or change of use of a building to deliver a health service facility that serves the needs of the Bishops Clyst Neighbourhood Area, will be supported provided they have regard to the Design Statement and the proposals can demonstrate the site is suited to this purpose in terms of location, access, car parking and it will not lead to a loss of amenity for local residents.

12. Business and Jobs

Aim: To support existing businesses, including farming, to protect existing business and commercial sites and premises and to restrict new business development to suitable locations and sites			
Planning Objectives:			
1	Support existing business	a	<i>Resist conversion of commercial sites and premises to residential use unless it brings substantial community benefits</i>
		b	<i>Support diversification of farm buildings where necessary for survival of existing farm business</i>
		c	<i>Improve communication network and local connectivity to highest standard possible</i>
2	Control development	a	<i>Resist development on agricultural land</i>
		b	<i>Direct new business to existing business parks or brownfield sites</i>

Introduction

- 12.1 Unemployment is not a problem in this Parish despite there being limited job opportunities within the Parish itself. All three settlements in the Parish are largely dormitory in nature i.e. most of the working residents travel outside the Parish for their work.
- 12.2 The principal centre of work will, of course, be Exeter. However, with much improved modern communications, we discern changing trends in work location. One trend has been the closure of branch offices in small towns and centralisation of work forces in larger towns like Exeter. On the other hand, newly established businesses no longer need to be necessarily located in the large centres of population and are being located in out-of-town sites, either on single sites or on business and technology estates like nearby Hill Barton, Sowton Industrial Estate, the Science Park and Sky Park. Homeworking is on the increase too where broadband speed is not an issue. This means that whilst the majority of Bishops Clyst residents probably work in Exeter, many may be working nearer to home in future.
- 12.3 Nearby business parks provide ample scope for large business development. There are also developing sites for small commercial units at Axe Hayes and Waldrons on the Sidmouth Road just outside the Parish. The pressure for more small business units in or adjacent to the village of Clyst St Mary is, at present, low.
- 12.4 Internet facilities in the Parish are regarded as only poor to adequate. The system is being upgraded to superfast, but no plan has been published and, until one is, it will be difficult for any business dependent on a fast broadband link to establish itself in the Parish.

Support Existing Businesses and Farms

Justification

- 12.5 Occasionally, change of use of a site from commercial to residential can be justified. However, unwarranted change of use could result in a shortage of commercial land for development. That, in itself, may increase the pressure to allow new business development to be established on greenfield sites as has happened on a large scale at Hill Barton, on the eastern boundary of Bishops Clyst. Local Plan 'Strategy 32' places very stringent criteria on the loss of employment space. 60.7% of respondents to the Community Questionnaire 2014 said that we should protect existing business spaces. We do not want buildings left vacant for 12 months or more; but we do want the proposed change of use to be justified. We expect the premises to have been actively marketed to seek alternative buyers, for instance. Without good reason being shown, applications for a change of use from commercial use to residential will not be supported.

Policy BiC11 Existing Business Space

Proposals for change of use of existing business premises away from employment activity will be resisted unless it can be demonstrated that the existing use is no longer economically viable.

Policy BiC12 Farm Diversification

To support farm diversification, the conversion of existing agricultural buildings for business or business-related purposes will be supported where:

- a) the proposal would be compatible with its landscape setting;
- b) the proposal takes into account residential amenity and highway safety;
- c) the proposal is compatible with the agricultural or other land based activities present in the area; and
- d) the buildings concerned would not require substantial rebuilding or disproportionate extension.

Control Development

Justification

- 12.6 The rate at which suitable land is being used up for commercial development in the area surrounding the Parish, and even in the Parish, is a problem. While the growth of commerce and industry in the area cannot and should not be halted, it is desirable, where possible, to direct such development to designated business sites to minimise the scattered siting of small business developments around the Parish. 75.9% of respondents to the Community Questionnaire 2014 said that business development should be away from residential areas. Proposals for new commercial developments will only be supported where they are to be located on existing business sites, unless an exceptional reason is given for the development to be sited elsewhere.

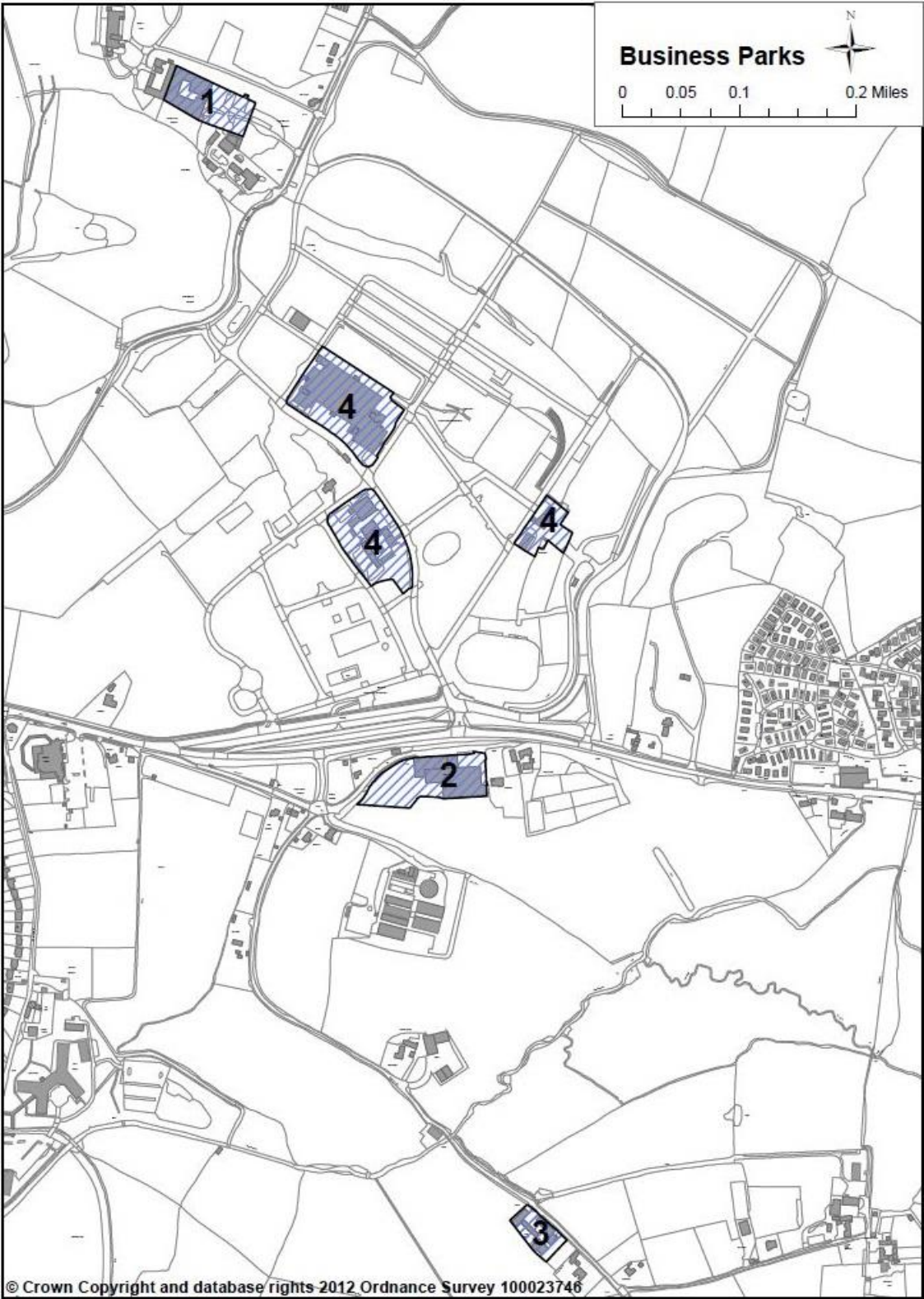
Policy BiC13 Business Development

The following types of business/commercial development will be supported:

- a) The conversion of existing buildings and the small-scale expansion of existing employment premises in the Neighbourhood Plan Area
- b) Small-scale new build development on the business park areas listed below (as identified on Map 6) and brownfield sites.
 - 1. Bishops Court Business Park
 - 2. Langdon Business Park
 - 3. Little Bridge Business Park
 - 4. Westpoint

All business/commercial development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.

Map 4: Business Parks, Bishops Clyst (referred to in Policy BiC13)



13. Traffic and Parking

Aim: To improve public and community transport links and services, to improve parking in the Parish for local people, to improve traffic flows in the Parish and to improve road safety			
Planning Objectives:			
1	Reduce impact of cars	a	Support measures that help reduce 'rat-running' and have local residents' support
		b	Provide more off-street parking
2	Make walking safer	a	Provide pavements in built-up area where none exist at present
		b	Widen the pavement between Cat & Fiddle and the village to mobility standard

Introduction

- 13.1 The 'traffic problems' experienced in the parish area of Bishops Clyst are greater than in many other parishes of a comparable size. Traffic problems are high on most residents' list of issues and nuisances and the Parish Council is keen to promote improvements. However, 'traffic problems' mean different things in different parts of the Parish.

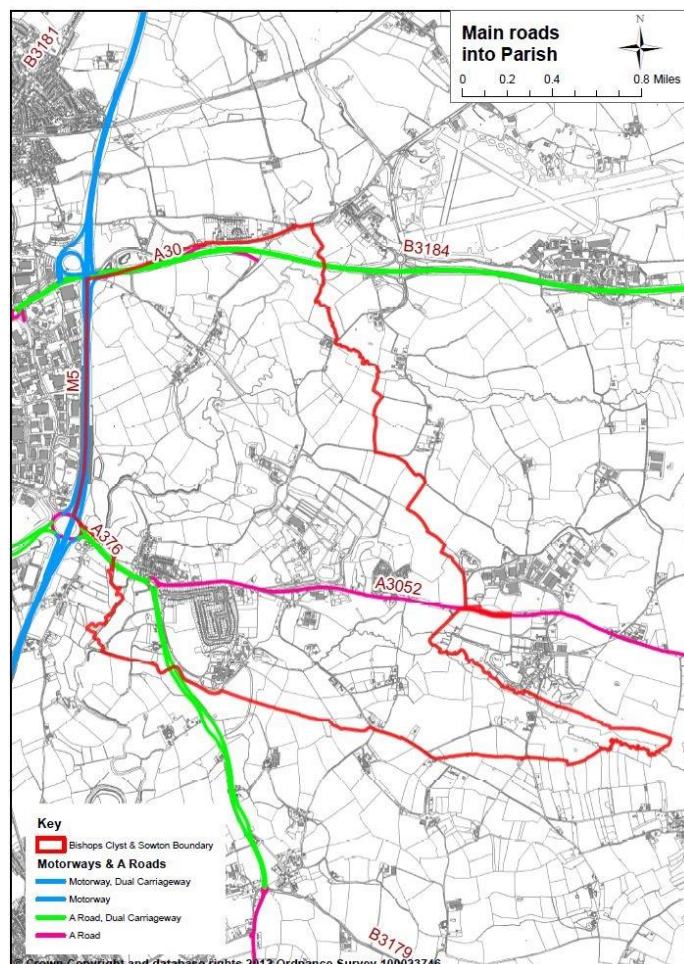
Sowton

- 13.2 Sowton is a quiet cul-de-sac far enough away from the A30 not to be affected by its heavy traffic. It has suffered over the years, however, with the building of motorway junction 29 and subsequent road closures and restrictions on access and egress to the village.

Clyst St Mary

- 13.3 Clyst St Mary is at the junction of two very busy roads, the Sidmouth Road (A3052) and the Exmouth Road (A376). The Sidmouth Road unfortunately runs right through the middle of the built-up area. The inconvenience of this has been alleviated somewhat by first the building of a footbridge across the road and more recently by a light-controlled pedestrian crossing. As Exmouth grows in size and commercial development increases along the Sidmouth Road, the traffic problem will only get worse. The roundabout at Clyst St Mary is very busy for most of the day, and during the morning and evening rush hours, there are long tailbacks on all three roads. In the evenings, many motorists approaching the roundabout on the Sidmouth Road jump the queue by using the village street as a rat-run and re-joining the traffic at the roundabout. Winslade Park also suffers from rat-running to avoid the roundabout at peak times. Large events, whenever they take place at Westpoint, add to the traffic problem.

Map 5: Main Roads, Bishops Clyst



- 13.4 There is a 20 mph speed limit on the village street and Frog Lane. As a measure to increase safety and improve the wellbeing of the people in the village, it is generally acknowledged to have been ineffective.
- 13.5 Parking in the old village is hardly equal to the demand put upon it by residents outside normal working hours. In response to the gradual increase in car ownership, the Parish Council has provided two car parks in the village. Parking in them is free but excludes lorries and camping vehicles and is limited to a maximum of two hours during the daytime. Residents and local business users can apply for annual permits allowing them to park in the two car parks for periods greater than two hours. The car parks are well used, but there is a degree of misuse, which is difficult to manage. Several residents in the old village have asked for a residents' parking scheme to be introduced. To date, the local authority has rejected the idea.

Cat & Fiddle

- 13.6 The Cat & Fiddle Residential Park sits alongside the Sidmouth Road. The Park itself is 'quiet' and there is a footpath, though of low quality, along the A3052 leading to Clyst St Mary village. However, people wishing to catch a bus going in the Exeter direction have to cross a busy road with fast traffic.

Bus Services

- 13.7 The Parish is relatively well served by bus services. There is an adequate bus service from Clyst St Mary to Exeter, Sidmouth, Honiton and Seaton. Additionally, service 58 between Exmouth and Exeter can be accessed at Sandygate roundabout. There are two Park and Ride services into Exeter city centre operating from the Exeter side of Sandygate roundabout at Honiton Road and Sowton. Digby Station is within easy reach of Clyst St Mary village allowing rail travel into Exeter. The car park for the Park & Ride service for the R.D.&E. Hospital is adjacent to the station.
- 13.8 Residents of Sowton Village can make use of buses on Service 4 serving the old A30 route at Blackhorse. They would appreciate the provision of additional stops on both sides of the road in the bus lanes near M5 Junction 29.

Reduce Impact of Cars

Justification

- 13.9 The two existing public car parks in the old village of Clyst St Mary are well used. Persistent problems with congestion caused by on-street parking in the village street, especially around the village shop and also, in recent times in Frog Lane, have been the subject of frequent complaints. There was a strong message from the Community Questionnaire 2014 that more off-street parking was desirable and that the Parish Council would be supported in spending money on providing additional parking. The Parish Council will therefore investigate the possibilities of providing more off-street parking and follow up any opportunities that may arise to further that aim. Additional off-street parking spaces would help reduce the congestion and parking problems.

Policy BiC14 Off-Road Parking Spaces for Existing Premises

Proposals to provide additional off-road parking spaces in Clyst St Mary and Sowton villages will be supported where they do not have an adverse impact on:

- a) local character;
- b) residential amenity;
- c) highway safety; and,
- d) flood risk (including local surface water flooding)

Permeable materials for surface parking areas shall be used where practicable.

Policy BiC15 Off-Road Parking for New Development

New non-residential development should demonstrate consideration of the need for off-road parking, taking into account the type of development and accessibility of the location. Where practicable, permeable materials should be used for parking areas.

Make Walking Safer

Justification

- 13.10 Much of the old village of Clyst St Mary was built before traffic and congestion became a problem. As a result, parts of the village street and Frog Lane have no pavement despite the traffic being fairly heavy, particularly in the case of the village street. The presence of the primary school in the village street means that children frequently have to walk along the edge of the road with no protection from the traffic. The situation is not helped by vehicles being parked at the side of the road forcing pedestrians out into the traffic to get past, this especially in front of the village shop. The speed limit is set at 20 mph but, in practice, drivers often exceed it. Over 80% of respondents to the Community Questionnaire 2014 were concerned about the lack of or inadequacy of pavements and footpaths. The Parish Council will press for the provision of pavements wherever they appear to be necessary.
- 13.11 The bottom end of Winslade Part Avenue was the original Exmouth Road and has no footpath. This means that access to and from the properties fronting the old road, the Clyst Valley Football Club, and the road leading to the Friends Life site is hazardous. The nearby showman's site and the adjacent properties open directly out onto a busy dual carriageway. To walk to the old village or to Winslade Park, it is necessary to cross both carriageways to get to the above mentioned old Exmouth Road.
- 13.12 Residents of the Cat and Fiddle Park regularly report to the Parish Council that the footpath to village (West) is not good enough for pushchairs, wheelchairs and cycle. This still needs to be addressed. There is also a significant problem for pedestrians crossing the A3052 at Cat and Fiddle Park because of the volume and high speed of traffic.
- 13.13 The Parish Council considers that the lack of pedestrian access in these areas is a safety hazard. The consultation response from the School referred to the safety concerns arising from the lack of a footpath fronting Rydon Motors as this is used by large numbers of parents and children at the beginning and end of the school day.

Policy BiC16 Improving Footpaths and Links

Measures to provide wider and safer footpaths and improved pedestrian links between settlement areas will be supported.

14. Cycleways and Footpaths

Aim: To increase network of footpaths and safe cycleways and to improve public access to the countryside				
Planning Objectives:				
1	Improve the network and increase the links	a	<i>Create traffic-free linkages between the Parish and nearby settlements</i>	
		b	<i>Provide a cycle/footpath linking Clyst St Mary to Clyst St George, Topsham and the Exe Estuary Trail</i>	
		c	<i>Link local cycleways to national area and national network</i>	
		d	<i>Create new footpaths</i>	
		e	<i>Improve signage and accessibility</i>	

Introduction

- 14.1 The Parish currently has a network of footpaths and cycleways that parishioners would like to see improved, extended and better connected to the wider network.
- 14.2 A cycleway is enabled on the footpath beside the A3052 from the Cat and Fiddle to the top of the village street. It continues across the old bridge and the north side of the A376 to the current parish boundary at the M5 motorway interchange. A short section of footpath and cycleway originally part of a footpath to Church Lane also provides access to Winslade Park at the Pelican crossing on the A3052. A continuation of this path links Clyst Valley Road with Church Lane.
- 14.3 Clyst St Mary and Sowton have approximately 5.5km of public footpaths as indicated on the OS 1:25000 sheet 114 and shown on Map 8. These are:
- Myrtle Cottage (on Village Street, Clyst St Mary) to Bishops Court Lane
 - Clyst St Mary Church to Oil Mill Lane continued by the lane opposite to Shepherds Farm where the footpath continues north to the A3052 at Cat and Fiddle
 - Mill House, Frog Lane Clyst St Mary to Sowton Barton
 - Two paths run from Bishops Court Lane, north of Bishops Court, one to the centre of Sowton Village and the other to Venn's Farm and on to Taylor's Brake
- 14.4 Unofficial paths from the old bridge, along the mill leat and along the bank of the River Clyst are used by the public. The legal status of these routes as public footpaths is currently being assessed through Devon County Council's Definitive Map review process. Efforts by the Parish Council over several years to gain the permission of landowners to extend the existing network of public footpaths have been unsuccessful.
- 14.5 The recent planning approvals for the development of residential homes at The Showman site and the recent application for proposed change of use of barns to residential accommodation at Old Winslade Farm on the west side of the main A376 dual carriageway did not include the provision of pedestrian walkways to achieve safe access into the main village, either via the main roundabout or at the bottom of Winslade Park Avenue. The traffic lights on the Winslade Park Avenue junction are dangerous to gauge in terms of a safe pedestrian crossing and cars do jump these lights at speed. Currently elderly and young parishioners negotiate crossing the road through intervals in traffic flow and then walking along verge ways on uneven surfaces in high grass.

Improve the Network and Increase the Links

Justification

- 14.6 All the proposed objectives relating to cycleways and footpaths received resounding support from the attendees at the public exhibition. The comments received comprised mainly positive and detailed suggestions of where or how footpaths and cycleways could be improved. The suggestion of a cycle/footpath linking Clyst St Mary to Clyst St George, Topsham and the Exe Estuary Trail along the side of the dual carriageway received considerable support.
- 14.7 A presentation by the Green Infrastructure Project Manager of East Devon District Council to the Parish Council in April 2015 setting out proposals to extend the route network for footpaths and cycleways was well received and it is clear that the public support the increase in footpath and cycleway provision.
- 14.8 The Community Questionnaire 2014, showed 85% of respondents felt that pedestrian safety was a matter of concern, 84% were concerned with the level of traffic noise, 83% wanted to see more pedestrian routes and paths and 76% were concerned about the lack of safe cycle routes.
- 14.9 We asked a number of traffic issue-specific questions, to help give the Parish Council a steer on what local people favoured. Amongst other findings:
- 70% of the respondents felt the pedestrian bridge to Clyst St Mary from Winslade Park remains important
 - 80% of respondents believed there should be a better network of paths and cycle routes connecting areas within and around the Parish
- 14.10 We asked people what could be done to further protect and enhance the local environment, and offered a number of options for people to consider. Of the options:
- 54% selected improved rights of way & footpaths etc. to give access for all
 - 51.1% selected more cycle paths
- 14.11 There is a clear desire to see the local footpaths and cycleway network improved. There are currently no bridleways/multi-use routes in the Parish. Our policies are aimed at facilitating improvements and extensions subject to consultation and agreement with landowners.

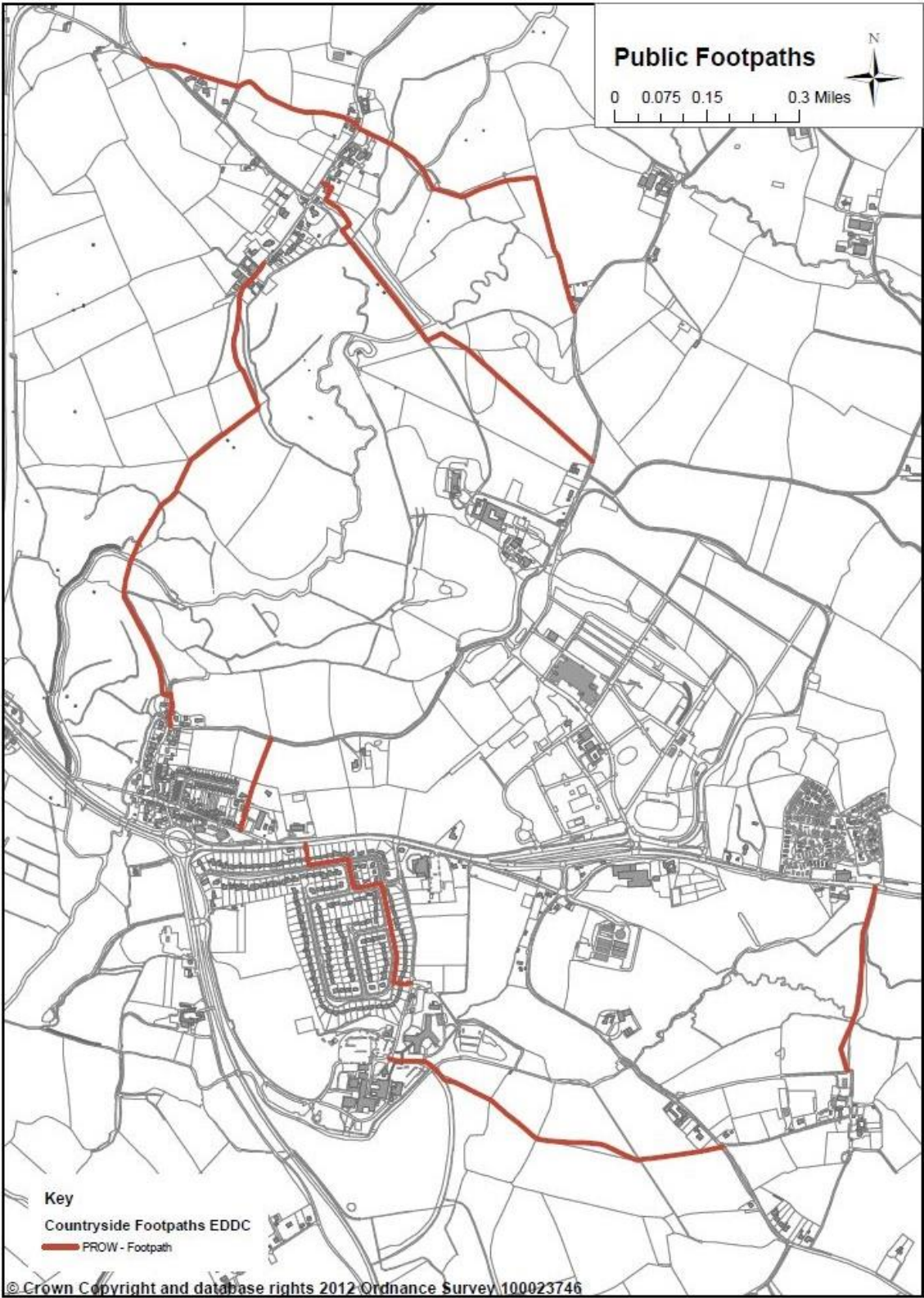
Policy BiC17 Improving Cycle Routes and Facilities

Proposals to improve and extend existing national and local cycle routes and facilities with particular reference to routes between Clyst St Mary and Clyst St George, Topsham and the Exe Estuary Trail will be supported.

Policy BiC18 Pedestrian Links to and from New Housing Development

All new housing developments must when appropriate and practicable provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, schools and other village facilities.

Map 6: Public Footpaths, Bishops Clyst



15. Sports and Recreation

Aim: To maintain and improve existing recreation facilities, to provide additional community spaces for recreation, to increase sporting options for all and to encourage healthy lifestyles			
Planning Objectives:			
1	Safeguard and enhance existing facilities	a	<i>Protect and enhance existing community spaces and current facilities</i>
		b	<i>Retain existing recreational grounds at Friends Life</i>
		c	<i>Ensure local facilities can meet changing demands</i>
		d	<i>Assist disabled people to access sport locally</i>
2	Expand opportunities	a	<i>Provide adequate community spaces within any new housing development</i>
		b	<i>Provide for a wide range of outdoor and indoor sports</i>

Introduction

- 15.1 We are proud of the existing community recreation facilities we have in the Parish. The Parish Council owns land adjacent to the Village Hall in Clyst St Mary. Over several years, a voluntary and very active Recreation Committee has raised funds and provided a very well equipped and maintained Play Area with a range of play apparatus with safety maintained to ROSPA²³ standards. This Committee also provided funds for the construction of a multi-discipline hard surfaced sports area (MUGA) at the top of the large Parish Council Field behind the Village Hall. The field and play area has been designated as a 'Queen Elizabeth II Field', safeguarding it as a public open space.
- 15.2 In 2011 the Parish Council circulated an Open Space questionnaire to residents, seeking their views on play, sports and recreation to provide an indication of where S106 money could be utilised. From the results of the survey the top priorities were identified as improving the play area/field boundaries (this work was carried out in 2013) and additional equipment/upgrading in the play area²⁴.
- 15.3 Both Clyst St. Mary and Sowton have village halls managed by their own committees. Clyst St. Mary has a modern hall with full kitchen facilities and other amenities. There is a large car park and the hall is regularly used with very little available letting times. The Clyst St Mary Village Hall Committee has produced plans for an extension to provide an additional meeting room. The Open Space Survey identified a number of additional activities that could make use of an additional room. Sowton's Village Hall is in the old school building. It is thatched and a listed building. It does not have the same facilities as Clyst St. Mary Village Hall and is not used as frequently. It also suffers from lack of parking space. The Parish Council will continue to support the halls as need arises.
- 15.4 As regards private sports facilities, the Parish is also well provided. Clyst Valley F.C. has been at its current location at the western side of Winslade Park since 1957. It is one of the oldest clubs in Devon and the Exeter Football league (124 years old in 2015). The Club currently run three teams but reports itself to be surviving rather than thriving. In order for the Club and the ground to have a long-term future for the benefit of itself and the School, investment is needed "to provide an additional pitch and bring the changing room facilities in to the 21st century" – says the Club (in October 2015).
- 15.5 Exeter City FC has a large sports complex at the eastern end of the Parish, adjacent to the A3052. This includes a number of football pitches and a clubhouse with changing rooms. The Club has advised us that Exeter City FC has recently secured a 25-year lease on the Clifford Hill Training Ground site (Cat and Fiddle site) and has ambitions to improve the facilities it has there. It recently sought pre-planning

²³ ROSPA = Royal Society for the Prevention of Accidents

²⁴ Open Space Questionnaire Results – Bishops Clyst Parish Council, 2011

advice from East Devon District Council regarding the replacement of an existing grass pitch with a full size all weather football playing area. In conjunction with this, it is proposed to provide a three-quarter size indoor all-year-round playing area with a new changing and training pavilion. It is intended that both the all-weather pitch and indoor playing facility will be available by 2020. Besides being used by the professional side of the Club, the Football Academy and the independent Football in the Community Charity (FiTC), it is proposed that these new facilities will be available for community use, at times when not being used by the Club itself.

- 15.6 Exeter Youth Rugby has recently established new rugby pitches on a field in Oil Mill Lane. They have applied for permission to build a clubhouse and changing rooms. The Parish Council opposed this development in 2011 on the grounds of traffic congestion as well as loss of agricultural land.
- 15.7 Recent proposals for the redevelopment of the Friends Life site at Winslade House, placed the existing associated sports facilities at risk. These facilities include a cricket pitch, football pitches and three hard tennis courts. The pitches are currently used by Countess Wear Cricket Club and Heavitree Youth football team. The cricket pitch has been used by Countess Wear Cricket Club since 1991 and the football pitches have been used by Heavitree Youth football team since 2006. Both clubs have confirmed the continuing need for these facilities.

Safeguard and Enhance Existing Facilities

Justification

- 15.8 In the Community Questionnaire 2014 we asked people how well they thought different age groups were served for leisure and recreation in the Parish. Respondents thought that the very young were well served, but other age groups less so. Three quarters of respondents thought that the current leisure and recreation provision for teenagers was inadequate. As for the adult age groups, opinion was divided. Although, for every age bracket over 18, more than 50% of respondents felt that the local leisure and recreation opportunities were not sufficient.
- 15.9 The recreational areas in the grounds of Winslade House are regarded as a local asset. We asked local people whether this area, currently under threat of development, should be preserved for recreational use. The response was a resounding yes (97%) from the community of Bishops Clyst.
- 15.10 We explored through the Community Questionnaire 2014 how the grounds of Winslade House could better serve our recreational needs by asking what outdoor sports facilities people would like to see further provided for. Football, tennis courts, bowls and hockey, athletics and archery were the activities most mentioned (in that order).
- 15.11 The Clyst St Mary Sports and Recreation Club has been established by village people to lobby for the retention of Friends' Life recreation facilities and to undertake the continued management of the facility should this be achieved.
- 15.12 The East Devon Playing Pitch Strategy 2015 states that *"the pitches at Winslade Park (Friends Life) should be retained..... In addition to this the Clyst St Mary Sports and Recreation Club have expressed an interest in taking on the ownership and running of the sports facilities at Winslade Park. This should be supported and encouraged to provide a community run sports hub capable of delivering continued and enhanced use of the site."*²⁵ Since this strategy was published Bishops Clyst Parish Council has agreed to act as the joint trustees of the recreation land with F&C Reit, enabling the Club to focus on managing the sports facilities.

²⁵ East Devon Playing Pitch Strategy, East Devon District Council, 2015 <http://eastdevon.gov.uk/media/1182367/adopted-east-devon-pps-2015.pdf>

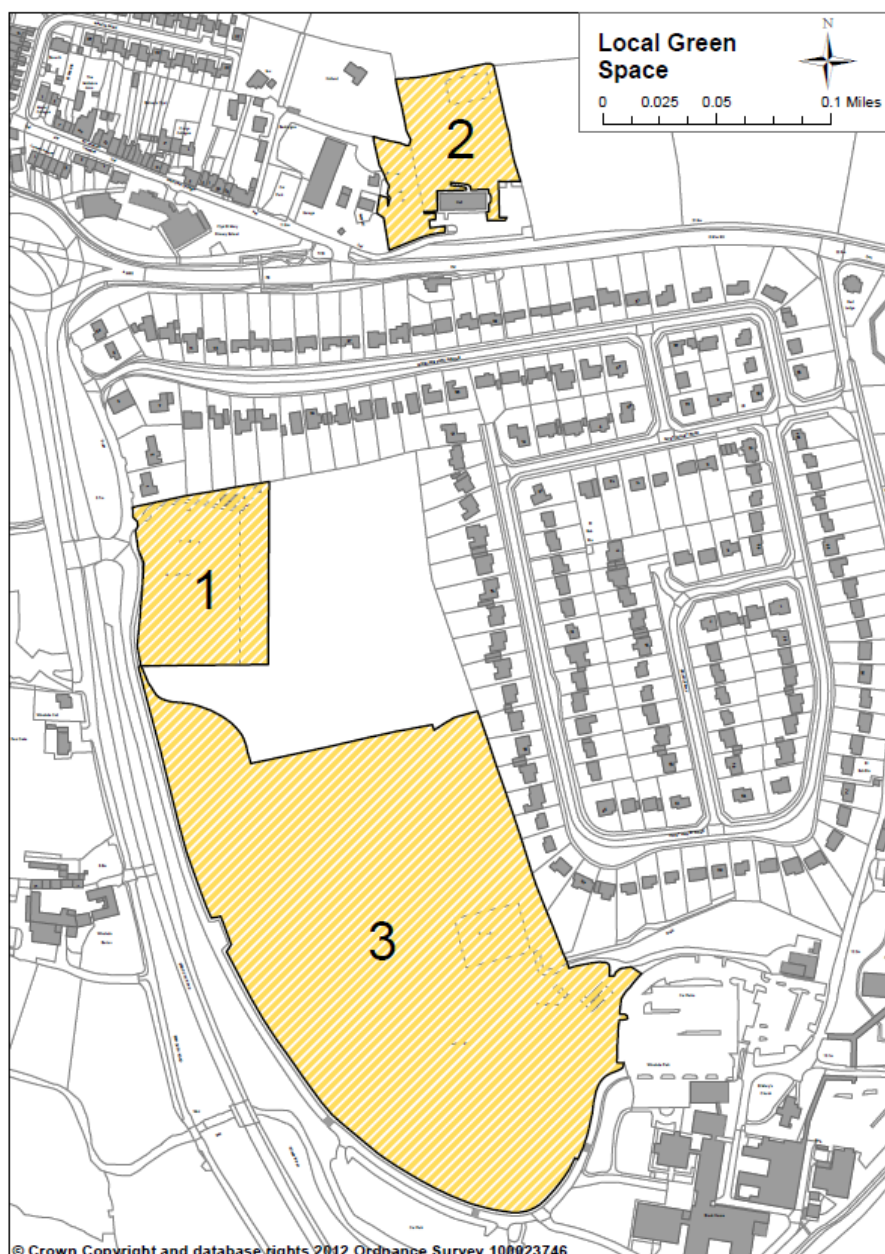
15.13 The National Planning Policy Framework (NPPF) allows us to designate for special protection those green areas, including recreation areas, that are of particular importance to the community. Three areas have been identified as having significant recreational value, being close to the settlement areas and of the appropriate scale to be eligible for designation as 'Local Green Space' i.e. meeting the criteria in the NPPF paragraph 77. The Parish Council has agreed that the Clyst Valley FC Ground, the QEII Playing Field and the sports' area adjoining Winslade House should be designated and protected from development by our policy BiC19.

Policy BiC19 Local Green Space

The areas listed below and identified on Map 9 are designated as Local Green Spaces where new development is ruled out other than in very special circumstances:

1. Cyst Valley FC Ground
2. The QEII Playing Field
3. Site adjoining Winslade House

Map 7: Designated Local Green Space in Bishops Cyst (referred to in Policy BiC19)



Policy BiC20 Protecting Existing Sport Facilities

Development which would result in the loss of any existing sports facility to a non-sports use will not be supported unless:

- a) the applicant satisfactorily demonstrates that there is no continuing demand for the facility and it is not possible to use the facility for other sports; or
- b) alternative provision of at least an equivalent quality, size, suitability and convenience within the Neighbourhood Plan Area is made.

This applies to both public and private sports facilities and pitches.

Expand Opportunities

Justification

- 15.14 Responses to the Community Questionnaire 2014 show that 63% of residents used Clyst St Mary Village Hall regularly or occasionally and 96% of Sowton residents used Sowton Village Hall regularly or occasionally.
- 15.15 We asked local people what additional leisure or recreation facilities they would most like to see provided in the Parish. The response shows the following as being the most popular suggestions: Club facilities (youth or social) 25%, Swimming Pool 19%, Gym 15%, Tennis Courts 10% and Parkland 8%.
- 15.16 East Devon District Council commissioned a study of open space in the district in 2012,²⁶ subsequently reviewed in 2014. Whilst by no means alone, Clyst St Mary was found to be under-provided for in terms of the quantity of many types of open space, including play space for young people.

Policy BiC21 Increasing Sports and Recreation Opportunities

Improvements and extensions to existing sports and recreation facilities that meet a proven need and increase opportunities for local people to participate in leisure, recreation, play and associated social activities will be supported provided that:

- a) They do not create unacceptable disturbance to neighbouring residential properties by way of noise, light spillage and unsociable hours
- b) The use of any floodlighting has mitigation measures in place to protect nearby residential property and areas of nature conservation
- c) Access and off-street parking can be satisfactorily provided without harming existing residential and other uses

²⁶ Open Space Study Review, East Devon District Council, up-dated June 2014

16. How We Will Monitor and Review the Plan

- 16.1 There is no statutory requirement for the impact of this Plan and its policies to be monitored. Bishops Clyst Parish Council will periodically monitor the impact of policies on change in the Parish by considering the policies' effectiveness in the planning application decision-making process. The Parish Council will do this by referring to this Plan when reviewing planning applications. The Parish Clerk will keep a record of the application, any applicable policies, and comment from the Parish Council together with the eventual outcome of the application.
- 16.2 A full or partial review of this Plan may be triggered by changes to legislation, changes to national or District-wide planning policies or significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of national, district and/or existing neighbourhood plan policies.

17. Glossary of Relevant Terms

- 17.1 The following terms are used in the Bishops Clyst Neighbourhood Plan:

Biodiversity	The variety of life in all forms e.g. wildlife, plants, etc.
Conservation Area	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.
Design and Access Statement	A design and access statement (DAS) is a short report accompanying and supporting a planning application. It provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.
Design Statement	A Village Design Statement (VDS) is a practical tool to help influence decisions on design and development. Prepared correctly, it will provide a clear statement of the character of a particular village or town against which planning applications may be assessed.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Local Education Authority	The public body whose duty it is to carry out specific functions relating to education for a particular area. All references to local education authority apply in this Plan to Devon County Council.
Local Green Space	Green areas of particular importance to local communities designated to provide special protection against development.
Local Plan	A portfolio or folder of documents (Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), setting out the planning strategy for a local planning authority area.
Local planning authority	The public body whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply in this Plan to East Devon District Council

NPPF	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of communities.
NPPG	The National Planning Practice Guidance is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Playing Pitch Strategy (PPS)	An evidence-based document that Sport England recommends councils produce to guide investment, development and improvements in pitch sport facilities and meet the requirements of the National Planning Policy Framework.
SHMA	A Strategic housing market assessment is a study of the way the housing market works in any particular area. It looks into the type of households living in the area, where they work and what sort of housing they live in. It attempts to estimate future housing needs across the area, broken down by tenure and size of housing.
Strategic Environmental Assessment	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
SUDS	Sustainable drainage is a concept that makes environmental quality and people a priority in drainage design, construction and maintenance. The sustainable drainage system (SUDS) approach includes measures to prevent pollution, reduce surface water runoff at source and provide a range of physical structures designed to receive the runoff.
Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal	The consideration of policies and proposals to assess their impact on sustainable development objectives.

18. Bibliography

18.1 Some of the documents referred to in the preparation of this Neighbourhood Plan:

National

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District

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East Devon Open Space Study Final Report, Bennett Leisure & Planning Ltd & JPC Strategic Planning & Leisure Ltd, April 2012
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East Devon Village DPD, Consultation Draft, East Devon District Council 2014
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Managed flood and coastal erosion risk for the Exe Estuary – Environment Agency Draft Strategy Consultation Document January 2013

Local

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Bishops Clyst Biodiversity Report, Devon Biodiversity Records Centre, 2015
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