

Clyst St George Parish Neighbourhood Plan

Consultation Statement



Clyst St George Parish Council
March 2018

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Preface

This Consultation Statement has been prepared by the Clyst St George Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted
- d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Part 1 of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community in developing the Clyst St George Neighbourhood Development Plan.

The aims of the Clyst St George Neighbourhood Plan consultation process were to:

- ensure that consultation events and drop-in sessions enabled people 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

Part 2 of this Consultation Statement (from page 51) summarises all statutory and non-statutory consultation undertaken with those bodies we have identified as statutory or strategic consultees in developing the Clyst St George Neighbourhood Development Plan.

Our purpose was to:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

Part 1: Community Consultation Statement

Clyst St George Parish Council has been keen to ensure that the Clyst St George Neighbourhood Plan is a community-led document. The Clyst St George Neighbourhood Plan Steering Group was established from community volunteers along with Parish Council representation.

The brief for the Clyst St George Neighbourhood Plan Steering Group, in preparing the Plan, included reaching all parts of the Parish and engaging with the widest range of people and group as possible.

Consultation was undertaken by the Steering Group following an agreed programme.

The key consultation events and surveys that took place were at the following stages in the neighbourhood planning process:

Clyst St George Neighbourhood Plan – Consultation Events	
Event	Dates
Launch	Dec 2014
Plan Area Designation	Dec 2014 – Jan 2015
Community Questionnaire	Jun 2015
Community Event (Aims & Obj.)	Jan 2016
1st Draft Plan Consultation	Jun-Aug 2017
Regulation 14 Consultation	Oct-Dec 2017

1. Background to Consultation on Neighbourhood Plan

Clyst St George Parish Council agreed to undertake a Neighbourhood Plan in March 2013. A Neighbourhood Plan Steering Group was established by the Parish Council that comprised members of the Parish Council along with members of the community. The community volunteers were recruited from amongst those that expressed an interest in helping either in person by attending the ‘open meetings’ held by the Steering Group or in responding to our invitation on the website or in Signpost, the parish newsletter.

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation. The Parish Council and its Steering Group has sought continuously to keep the local community aware and actively interested to ensure the Plan reflects their views and wishes. We have worked closely with East Devon District Council and appreciated their advice, support and encouragement in this regard.

In preparing the Clyst St George Neighbourhood Plan the Steering Group has sought to ensure that residents and other stakeholders including local authorities, interest groups, land owners, businesses, service agencies and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved. To make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to make documents available on the Parish Council website and publish regular up-dates in the Parish newsletter, the Signpost.



2. Summary of Consultation Approach to Engage the Community

Several key community consultation stages were identified during the early stages of getting organised. They were set as key milestones in the Project Plan. The Steering Group was keen to ensure that:

- each consultation stage would be properly planned for
- the community at large understood when and why they were being consulted

The Steering Group recognised the importance of good communication and agreed to:

- Publicise as widely as possible
- Use a variety of methods
- Encourage reaction and feedback
- Provide an appropriate level of assistance, explanation and interpretation
- Maximise access and opportunity
- Report back on what is said and how it has been interpreted

Aside from the programmed and organised consultation ‘events’. The Steering Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by:

Communication Methods:
Public exhibitions, meetings and events
Regular articles in Clyst Valley News, parish magazine
Website
Local newspapers and noticeboards
A community questionnaire
Steering group sessions
Survey and discussion with local businesses
Directly contacting wider-than-local organisations and agencies
Word of mouth by parish councillors
Consultation ‘windows’

3. Equality and Inclusivity

We understood that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation or trade union affiliation. We made efforts to reach those that others have traditionally found hard to reach and hard to hear. We agreed to apply an inclusive approach to communication and consultation and to monitor its effectiveness.

4. Initial Launch

It was decided to ‘launch’ the neighbourhood plan process with a public awareness meeting. This was held on the 3rd December 2014. A local, experienced, neighbourhood planning consultant was invited to give a presentation on preparing a neighbourhood plan.

4.1 Who was consulted?

A leaflet was distributed to households throughout the Parish See Appendix 3). Some 65 people attended the launch event at Clyst St George Village Hall. The reaction to proposal to prepare a Clyst St George and Ebbord Neighbourhood Plan was very positive. It was minuted at the Parish Council meeting on the 9th December 2014 that “*54 residents were in favour of going ahead. About 84% of those attending. Formal application to go ahead – Clerk to obtain forms*”.

5. Community Survey

It was decided at a very early stage that a survey of all residents and local businesses should be carried out. The questionnaire was designed by the Steering Group. Its purpose, apart from ensuring that everybody had an opportunity to make a contribution to the development of the Neighbourhood Plan, was to identify what the main planning issues are.

Clyst St George Neighbourhood Plan NP Questionnaire	
Date(s)	May-June 2015
Deliver Method(s)	Main Survey and Youth Survey: delivered by volunteers to all 370 dwellings in the Parish Youth Survey distributed to class 3 at the Primary School
Publicity	Article in CVN and letter to households
No. of questionnaires delivered	370
No. of completed questionnaires returned	203
Return Options	Specified drop-off locations or by email

5.1 Who was consulted?

Questionnaires, including a youth survey (Appendices 5 and 7), were delivered by volunteers to all homes in the Parish. A separate business survey was carried out at the same time (Appendix 6).

5.2 What did they say?

Our analysis of the Community Survey 2015¹, concluded that there is a discernible sense of pride and satisfaction about the quality of life on offer in the Parish of Clyst St George. Its rural location and setting is highly valued by almost everybody. Few people want it to change. The process of growth needs to be controlled so as to protect and enhance all that is precious about the physical and social environment in which we live and ensure that we remain sustainable as a community in a fast-changing world.

Coping with the threats from climate change, dwindling natural resources and changing lifestyles are all part of the neighbourhood planning agenda.

Local people recognise the ‘dangers’ we face and wish to ensure the development and change that is inevitable is properly planned, appraised and justified. The Plan should recognise the need to retain the sense of rurality, protect our countryside and wildlife, keep the existing settlement areas separate, improve essential infrastructure, meeting local housing need within the existing settlement areas, reduce the impact of the motor vehicle and making the road network safer , support healthy lifestyles, provide increased recreation opportunities, look after the young, the older and the more vulnerable members of the community and most importantly strengthen the sense of community.

¹ See Clyst St. George and Ebbord Community Survey 2015, A Report of the Findings, Sep 2015, <http://www.csngnp.org.uk/wp-content/uploads/2015/10/CSG-Community-Survey-Report-20151.pdf>

The Youth Survey was completed by 34 young people from the Parish. The results provided a useful snap-shot of life and the views of local young people. From a young person's perspective, the worst things about living in the Parish are: the busy, noisy roads (29%), nowhere to play (24%), a lack of shops and car parks (15%) and an inadequate footpath. The new activities most wanted are: more play area, tennis courts and gym/exercise area.

5.3 How were the issues and concerns responded to?

The Clyst St George Neighbourhood Plan Steering Group undertook work to analyse and interpret the information we gathered and what we had been told through various surveys and consultation events. A report of survey was prepared and turned into a 'reporting back' Exhibition, which was held at the Village Hall on Sunday 19th July 2015. This was attended by circa 80 people from the Parish.

The exhibition was mainly a reporting back event that was clearly appreciated by many of those who attended, as is evidenced by the comments². The conclusions in the report of findings was considered by the Steering Group and used as part of the evidence when developing the aims and objectives of the Plan.



6. Community Context

There are few community-based organisations in the Parish. The representatives of the main community bodies, the Church, Village Hall Committee and Ebford Residents Group have been active participants in the development of the Plan and represented on the Parish Council.

The Parish has a considerable number of local businesses. Effort was made in 2015 to engage with all the businesses via a Business Survey.

6.1 Who was consulted?

62 businesses were visited by members of the Steering Group in June 2015. 58 of them contributed to the Business Survey. A list of all bodies that were written to is included in Appendix 9.

6.2 What did they say?

The response from the business community in mid-2015 helped provide an up-to-date profile of the businesses operating in the Parish, including the valuable information about their workforce³.

As regards specific locational matters, the most important plus point for businesses in the Parish is the location and convenience – close to M5, airport, railway, buses to Exeter/Exmouth and cycle-paths. The dislikes listed a lack of shops and cafes, nowhere to go and nothing to do at lunchtime. Also, no bus services to anywhere except Exeter/Exmouth, no buses or cycle-path serving Clyst Road and no cycle-path linking the parish to Clyst St. Mary.

We also identified a growing demand for an office hub where people basically working from home could find superfast broadband, good print facilities, conference rooms etc. and meet customers.

² See Clyst St. George and Ebford Community Survey 2015, A Report of the Findings, Sep 2015, <http://www.csgnp.org.uk/wp-content/uploads/2015/10/CSG-Community-Survey-Report-20151.pdf>

³ See Business Survey Report 2015, <http://www.csgnp.org.uk/wp-content/uploads/2015/10/Buisness-Survey.pdf>

6.3 How were the issues and concerns responded to?

A report of survey was prepared and submitted to both the Neighbourhood Plan Steering Group and the Parish Council. The issues raised were also included in the Local Evidence Report and used to develop the community agenda for the Neighbourhood Plan.

7. Aims and Objectives

A set of draft aims and objectives for the Clyst St George Neighbourhood Plan were developed in a workshop session on 7th November 2015, which involved members of the Steering Group, parish councillors and other parishioners⁴. The first draft set of aims and objectives were presented to the community for comment at a drop-in exhibition and consultation event in January 2016.

Clyst St George Neighbourhood Plan NP Vision, Aims and Objectives	
Date	10 th January 2016
Method	Exhibition
Publicity	Advertised in Clyst Valley News and by email and leaflet
Location	Clyst St George Village Hall
Event Attendance (Nos.)	56

7.1 Who was consulted?

The Exhibition was widely publicised. All resident and local businesses were informed of the event, its location and purpose, by leaflet.

7.2 What did they say?

A set of exhibition boards comprising the draft aims and provisional objectives on a topic by topic basis was the focus of the exhibition. They were accompanied by additional boards setting the scene and the context. Attendees were invited to express support or opposition by using the dots available and to contribute their own thoughts on the objectives of the Neighbourhood Plan and any other comments by using the 'post-it' notes. Not everybody used the sticky dots or the post-its available to express their opinion. Although it is reported that most people did use the dots. There was plenty of conversation between visitors and the members of the Steering Group, during which many valid opinions were expressed.



7.3 How were the issues and concerns responded to?

A report of the consultation was prepared and considered by the Steering Group. On the basis of the response received, it was concluded that, almost all, of the draft aims consulted upon fairly reflect the community's hopes and wishes for the future development of the Parish of Clyst St George. Indeed, most of the draft aims and objectives received a strong endorsement at the consultation event. Several minor changes and additions were agreed mostly for clarity. Only one of the draft aims needed a rethink. The Consultation response and its analysis was set out in a Report that was made available on the website⁵.

⁴ See Aims and Objectives Workshop Report, Nov 2015

<http://www.csgnp.org.uk/wp-content/uploads/2015/11/CSGNP-Workshop-Report-Nov15.pdf>

⁵ Clyst St George Community Consultation Jan 2016 <http://www.csgnp.org.uk/wp-content/uploads/2016/03/CSGNP-Aims-and-Objectives-Consultation-Report-25jan16.pdf>

8. 1st Draft Plan Consultation

Clyst St George Parish Council decided that it would carry out a consultation on the first draft of the Neighbourhood Plan prior to the formal Regulation 14 Pre-submission consultation stage. We wanted to ensure that having taken all these matters into account we were still on the right lines as far as the community was concerned.

Clyst St George Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	June-August 2017
Method(s)	1st Version of Plan posted on website together with survey form
Publicity	Email correspondence
Location(s)	Throughout the Parish
Respondents (Nos.)	21 survey form responses 2 letters

8.1 Who was consulted

The purpose of the consultation at this stage was to ensure that the community had an opportunity to comment on the draft policies. Notice of the Plan being on the website, together with a copy of EDDC's initial comments on the Plan and a survey form was sent out to those that expressed an interest in being kept informed.

8.2 What did they say?

Most respondents signified agreement with most of the policies in the 1st Version of the Plan. Only draft policy 10 relating to garden development received a significantly adverse response.

8.3 How were the issues and concerns responded to?

An analysis of the survey responses (see Appendix 14) and other written comments was considered by the Steering Group at its meet on the 30th August 2017. As a result, the Group decided to delete draft policy 10 and make minor amendments to a few of the policies.

9. Regulation 14 (Pre-submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority in advance of their statutory Regulation 16 consultation.

9.1 Who was Consulted?

Regulation 14, of the Neighbourhood Planning (General) Regulations 2012, is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

It was our aim that all the residents and businesses within the parish area would be consulted together with a range of statutory bodies. A copy of the Plan was also sent to the local planning authority, East Devon District Council, for consultation purposes, although its officers had been involved in the process of finalising the policy content of the Pre-submission Version of the Plan.

9.2 How were they Consulted?

The Steering Group publicised the publication of the pre-submission version of the Plan. This directed people to an online copy of the Plan, or to a hard copy version that could be viewed at various locations in the parish area, or an individual copy could be requested. An article was published in the Clyst Valley News, the local community newsletter, promoting the consultation and a specific letter was delivered to businesses in the neighbourhood area (see Appendix 18). The Clyst St George website also directed people to the Plan from its home page. The publicity indicated how to respond and stated the deadline by which representations needed to be returned. Drop off point at the Church in Clyst St George was also arranged.

The Plan was also sent by email to local organisations on our contact list, with explanation of what was required for the consultation and the date when responses were required by (See Appendix 19). A letter was delivered to local businesses (Appendix 18). All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the consultation the key community consultees likely to be affected by the policies were contacted, by way of a reminder, to enquire whether a response would be made.

9.3 What did the Consultees say?

A total of three detailed and specific responses were made by members of the general public and businesses. A summary of the responses is set out at Appendix 20.

10. Conclusions

The level of community consultation and engagement undertaken during the production of the Clyst St George Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population through a variety of methods and mediums. A wide variety of interest groups and different sections of the community have participated or commented on the emerging Neighbourhood Plan.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village and their parish.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1 of Part 1

Neighbourhood Area Designation Application 2014

The Neighbourhood Planning (General) Regulations 2012

Application for Designation of a Neighbourhood Area

This information is intended to assist the Local Planning Authority in making a decision but please note that further information may be required.

17 DEC 2014

East Devon District Council

ACR	CIRC	SEEN	FILE
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Which Town or Parish Council is applying to designate a neighbourhood area?

Clyst St. George Parish Council

If more than one Town or Parish Council are working in partnership, please give details of all parties

contact details – None

contact details –

contact details –

contact details –

Please confirm that all the parishes listed above agree to the application

Please confirm that the organisation/s or body/ies making the area application is a relevant body for the purposes of section 61G of the 1990 Act. YES

Please advise what, if any, discussion has taken place with neighbouring Parishes with a view to partnership working? Where applications include sites in adjoining Parishes their agreement should be sought.

Please append a map identifying the area to which the area application relates.

Please explain why this area is considered appropriate to be designated as a neighbourhood area

Clyst St. George and Ebbor hamlets have been administered as one since 1974 and as communities work closely together with one Church, Village hall and Public House. Outside of the built up area residents do come together in the Hall or Church for festivals and family events.

Signed [REDACTED] Date 13/12/14

The Neighbourhood Planning Regulations can be downloaded at:
<http://www.legislation.gov.uk/uksi/2012/637/made>

A summary of the next steps is provided below

Publicising an area application

Once we have received your neighbourhood area application we must, as local planning authority, publicise the following on our website and in any other manner that we consider is likely to bring the application to the attention of people who live, work or carry out business in the area to which it relates -

- (a) a copy of the area application;
- (b) details of how to make representations; and
- (c) the date by which those representations must be received, being not less than 6 weeks from the date on which the area application is first publicised.

To help us meet these requirements:

Are we able to publicise the application in any widely available local newsletters/magazines? If so, please give contact details and advise how often the newsletter/magazine is published.

Express & Echo Weekly.

Do you have Parish Noticeboards? If so, please give contact details of the person responsible for their content. Yes 3, Parish Clerk will pass onto key holders

Are there any other means of communication which could be used to advertise the proposals eg local website, social media, local interest groups? Please provide contact details.

Parish Web site and Ebford Residents Group both c/o Parish Clerk.

Publicising designation of a neighbourhood area

As soon as possible after designating a neighbourhood area, we must publish the following on our website and in any other manner that we consider is likely to bring the application to the attention of people who live, work or carry out business in the area:

- (a) the name of the neighbourhood area; Clyst St. George & Ebford
- (b) a map which identifies the area; and
- (c) the name of the relevant body who applied for the designation.

If we refuse to designate a neighbourhood area, we must publish the following on our website and in any other manner that we consider is likely to bring the application to the attention of people who live, work or carry out business in the area

- (a) a document setting out the decision and a statement of our reasons for making that decision ("the decision document"); and
- (b) details of where and when the decision document may be inspected.

Further information is available from:

Planning Policy, Economy Directorate

East Devon District Council

Knowle, Station Road, Sidmouth, Devon, EX10 8HL

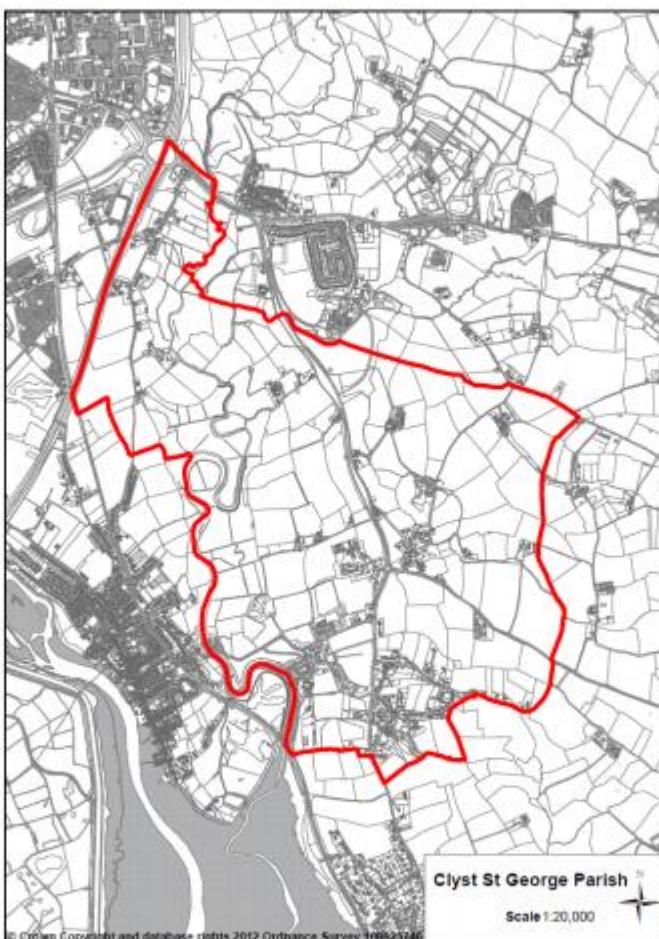
01395 571533

**The Neighbourhood Planning (General) Regulations
2012**

**Application for Designation of a
Neighbourhood Area**



We have received an application from Clyst St George Parish Council for the designation of the Parish of Clyst St George as a Neighbourhood Area.



You can view the proposal on our website at: www.eastdevon.gov.uk/planning-neighbourhood_plans

or by appointment with Clyst St George Parish Council

You can also view or make comments on this proposal by writing to us at Planning Policy, East Devon District Council, Knowle, Station Road, Sidmouth, Devon, EX10 8HL (8.30-5pm Mon-Fri). If you write to us your comments will be kept on a public file and they may be reproduced in writing or on our website.

THE CLOSING DATE FOR COMMENTS IS 29nd January 2015

Appendix 3 of Part 1

Launch – Public Leaflet

For more information see the following Web sites:-
http://www.eastdevon.gov.uk/planning-neighb.plans_faq

<http://www.planninghelp.org.uk/improve-where-you-live/shape-your-local-area/neighbourhood-plans>

Lymstone Parish web site,
1st village in East Devon to get to the final stage of a neighbourhood plan just a few documents!
<http://www.lympstone.org/parish-council/lympstone-neighbourhood-plan-documents/>
The Clyst St. George Parish Council web site will also be kept updated:
<http://clyststgeorgeparishcouncil.btck.co.uk/>

Clyst St George & Ebford Neighbourhood Plan

What is a Neighbourhood Plan?

How will it affect me?

How will it affect Planning?

All the answers

Come to a Public meeting

@
Clyst St. George Village Hall

**Wednesday 3rd December
7:30 p.m.**

1

A Neighbourhood Plan is a legal document that The Planning Authority, East Devon District Council, has to take into account when making planning decisions. It's produced by a community led group, to guide the development in our parish; It will take into account your views for the future of Clyst St. George & Ebford

During the development of this plan you will be asked for your views, on all aspects of living, and working in the villages of Ebford and Clyst St. George as well as the whole parish.

This will be achieved via questionnaires, consultations and meetings, with businesses as well as residents. So do keep an eye open for them.

The whole process can take about two years to complete.

Whilst this is community led, your Parish Council will monitor the process and will be kept in touch. You too can keep in touch via the Parish Council web site

<http://clyststgeorgeparishcouncil.btck.co.uk>

Finally you will be able to vote on whether to adopt this plan at a public referendum.

2

Included in the Neighbourhood plan can be your aspirations for improvements to local services:- Better public transport. Improvements to footpaths and road crossings More public open spaces, play parks, sports fields or other amenities. The scope of a N.P. is limited to our parish, and has to take into account E.D.D.C.'s Local Plan (yet to be finalised) as well as the Government's Planning Policies. It is your opportunity to get your voice heard and taken into account at a local level.

At the public meeting on 3rd December we will be asking you if you want a N.P.? Introduce you to the "Steering group"

If there is a clear majority in favour then the Parish Council will apply to E.D.D.C. to start the formal process.

Appendix 4 of Part 1

Clyst St George Neighbourhood Plan Launch Letter 2015

Clyst St George and Ebford Neighbourhood Plan

Work in preparation of the Neighbourhood Plan is now well under way. It is the Parish Council's aim to have a Neighbourhood Plan in place by early 2016. I am writing to invite your organisation to contribute to the planning process and be kept informed of progress.

A neighbourhood plan is the prerogative of every town and parish council in England. The Localism Act 2011 has given us the right to prepare a plan that puts local planning policies in place to interpret and add detail to East Devon District Council's Local Plan. A neighbourhood plan can cover any aspect of future development we deem needs a more local policy putting in place. We can decide to have a wide-ranging set of neighbourhood policies or just deal with one or two matters. Our policies can be detailed or simply set general principles for development.

What is important is that the Neighbourhood Plan for our area reflects the wishes and aspirations of the community. Every adult will have an opportunity to vote for the Plan at a referendum before it becomes a statutory planning document. We also intend to ensure that all those who live or work in the parish are able to help determine the scope of the Plan and contribute to its preparation via an extensive consultation process over the next 12 months.

We are presently gathering facts and evidence in order to understand better how our neighbourhood and communities function and what local people think about life in the area today and their hopes for the future. We are preparing to send a questionnaire to every household before the summer.

By this letter, we are also inviting every community and voluntary organisation to make a preliminary contribution to the planning process by letting us have your perspective on:

- What is good and not so good about the parish today?
- What could be done to make the parish a better place to live and work?
- What, if anything is preventing your organisation from functioning as it would wish?
- Your organisation's needs for different or better accommodation or more space in future?
- What you hope we might tackle through the Neighbourhood Plan?

We would welcome hearing from you on these and any other matter you think is relevant by email or letter, if possible by the end of March 2015.

It would also help us to keep in touch with you and canvas your opinion if you would let us have a named contact and email address.

Many thanks in anticipation

Appendix 5 of Part 1

Residents' Questionnaire May 2015

Clyst St George and Ebford Community Survey Form

Clyst St. George and Ebford Community Survey

We all have the chance to influence future developments and
YOUR opinion counts -

Please complete this Survey so that we can shape the
Neighbourhood Plan to reflect your views.

**If you need help to fill in this survey due to your disability or language,
we may be able to assist you in filling in the form for you, or if you
need this survey in another format such as electronically or in large
print, please contact: John Manser, Chairman of the Neighbourhood
Plan Steering group by telephone or email csgnp@gmail.com**

**Let us know how to shape
Clyst St George Parish in an inclusive way**

Please return completed Surveys by Friday 19th June 2015.

Survey Questions

Please complete parts 1-3. And if you have time then please also complete parts 4-8. Thank you

PART 1. ABOUT YOU

We'd like to hear from as many residents as possible. Any additional members of your household can download a printable copy from the website
www.csgnp.org.uk

Please provide us with the following information about you*. This will help us to understand the pattern of response.

Required information

- Postcode:
- Age (please circle): under 18-24 / 25-40 / 41-64 / 65+
- If under 18 you may complete the younger persons Survey.
- How long have you lived in the parish of Clyst St George?
Years months.....
- If you work, do you work in the parish of Clyst St George? (please circle) Yes / No / Not applicable
- If you work outside of the parish of Clyst St George, where do you work?.....

Optional information

If you would like any additional information: please email
csgnp@gmail.com and one of the team will respond to you.

*All information you provide will be held securely and in accordance with the Data Protection Act.

Part Two: a shared vision for the parish of Clyst St George

East Devon District Council (EDDC) has an emerging Local Plan until this is adopted it means potentially further development may be coming to our parish. The Neighbourhood Plan gives us the opportunity to manage that development in line with the needs, priorities and aspirations of the people who live here.

The following questions are intended to help us to understand what your priorities and aspirations are for our parish over the next 15 years

2.1 What do you most value about living in Clyst St George parish? List up to three in order of importance, 1 being the most important. Please keep your answers short and to the point.

1.
2.
3.

2.3 Thinking about your Area, how would you like it described in 15 years' time? Tick up to five. If you feel any are particularly important, then put a double tick.

- Accessible
- Prosperous
- Tranquil
- Affordable
- Rural
- Vibrant
- Attractive
- Safe
- Friendly
- Traditional
- 'Other' please state.....

2.4 Thinking about the wider parish, how would you like the parish described in 15 years' time? Please tick up to five. If you feel any are particularly important, then put a double tick.

- Accessible
- Prosperous
- Tranquil
- Affordable
- Rural
- Vibrant
- Attractive
- Safe
- Friendly
- Traditional
- 'Other' please state.....

Sustainable development is a core principle of Neighbourhood Planning. It says that development that brings benefits to a community (see box below) should generally be approved. In short, sustainable development is development that is good for people and their sense of community; supports the local economy; gives people the opportunity to live and work here; does not waste resources; and protects green places and wildlife. Our Neighbourhood Plan needs to set out what type of development we *want* to see in the parish, as well as what we don't want to see and why.

2.5 Bearing sustainable development in mind, what do you think are the biggest benefits development could bring to Clyst St George parish? Please tick up to five. If you feel any are particularly important, then put a double tick

- A community with a balance of ages and incomes
- Air quality
- Broadband speeds
- Energy production
- Facilities and services for young people
- Investment in infrastructure
- Land for recreation (allotments, playing fields)
- Leisure facilities
- Local jobs and businesses
- Medical and care facilities
- Mobile phone coverage
- Parking
- Protection of the countryside and local assets
- Rental properties
- Safe cycle routes
- Safe pedestrian routes
- Schools and childcare
- Shops and services
- Transport links
- Variety of housing
- Village identity and sense of community

other.....

What is Sustainable Development

The Government's National Planning Policy Framework defines sustainable development as:

SOCIAL: supporting strong, vibrant and healthy communities by meeting present and future housing needs; and by providing a built environment and local services that support the community's health, social and cultural wellbeing.

ECONOMIC: building a strong economy by making sufficient land available in a way that supports growth and innovation; and by identifying and coordinating the provision of infrastructure.

ENVIRONMENTAL: protecting and enhancing our natural, built and historic environment by improving biodiversity, using natural resources prudently and responding to climate change.

UK planning policy requires a “presumption in favour of sustainable development”. This means that EDDC will approve without delay any planning applications that they consider sustainable, unless an approved Neighbourhood Plan specifies otherwise.

In order to get the best outcome for our parish, our Neighbourhood Plan must take the principles of sustainable development and apply them to the wants and needs of people who live, work and learn in the parish of Clyst St George

2.6 What worries you about further development in the parish? In other words, what outcomes of further development would you say are unsustainable? Please tick up to five. If you feel any are particularly important, then put a double tick.

- A weaker sense of community
- Air quality
- Expansion targeted only at people on high incomes
- Increase in crime and anti-social behaviour
- Increased traffic
- Insufficient sports and leisure facilities
- Lack of adequate parking
- Lack of school/childcare places or school/childcare overcrowding
- Loss of countryside and/or green space between existing settlements
- Overloaded sewage and drainage system
- An increase of surface water flooding.
- Oversubscribed medical and care facilities
- Reduction in amount of green space
- Undermine local businesses
- Unsafe cycle routes
- Unsafe pedestrian routes
- Increased light pollution
- Loss of habitat

(other).....

2.7 Renewable Energy; would you be in favour of commercial

- | | | |
|--|-----|----|
| <input type="checkbox"/> Solar Farm | Yes | No |
| <input type="checkbox"/> Wind Turbines | Yes | No |

2.8 Thinking about sustainable development, what single change would most improve your quality of life as a resident of Clyst St George parish? Please keep your answer short and to the point.

.....
.....
.....
.....
.....
.....
.....
.....
.....

Clyst St George Parish as rural community

2.9 Clyst St George is a rural community in Devon. A rural feel and access to the countryside is fundamental not only to our quality of life and community identity, but also to many aspects of our economy. Please tick accordingly. Do you:

- Strongly agree Agree. Disagree Strongly Disagree
- No opinion / don't know

The Clyst St George Parish contains three distinct settlements. These are Clyst St George, Ebford and Clyst Road (see map at the beginning of this survey). Although EDDC's Local Plan seeks to prevent different settlements merging, in reality current planning applications means this has already begun to happen in some places in our parish. We would like to know how much of an issue people think this is in the case of each settlement.

2.10 How important do you think it is that these individual settlements (Clyst Road; Ebford and Clyst St George) should remain physically separate from the others to maintain their identity? Please tick one option per settlement.

	Essential	Important	Unimportant	No opinion/don't know
Clyst St George				
Ebford				
Clyst Road				

PART 3. HOUSING/DEVELOPMENT

3.1 Thinking about the sustainable development of the parish over the next 15 years, where do you think the priority in house building should be. Please tick all that you would support:

A controlled extension of the existing built up area of: (please tick one or more)

- Ebford
 Clyst St George
 Clyst Road
- In-filling or re-use of brownfield* sites in the existing built up area
 In-filling or re-use of brownfield* sites outside the current built up areas and settlements
 Use of greenfield* sites outside of the current built up areas and settlements
 No opinion / don't know

Other (*please specify*)

What do we mean by brownfield/greenfield?

By **brownfield**, we mean land which has been previously developed with some form of permanent structure.

By **greenfield**, we mean land which has never been developed in that way.

3.2 Thinking about your next move, what type of house would you want to move to if you were to stay in the parish of Clyst St George? Please tick no more than 3

- | | |
|---|-------|
| <input type="checkbox"/> 1-2 bed house | Size |
| <input type="checkbox"/> 2-3 bed house | |
| <input type="checkbox"/> 3-4 bed house | |
| <input type="checkbox"/> 5+ bed house | |
| <input type="checkbox"/> Bungalow | Type. |
| <input type="checkbox"/> Eco-friendly | |
| <input type="checkbox"/> Flat | |
| <input type="checkbox"/> Low cost housing (relative to local incomes) | |
| <input type="checkbox"/> Residential care | |
| <input type="checkbox"/> Self-build | |
| <input type="checkbox"/> Shared ownership | |
| <input type="checkbox"/> Smaller retirement housing | |
| <input type="checkbox"/> Social housing | |
| <input type="checkbox"/> Warden-assisted retirement housing | |

3.3 Thinking about the needs of others in the parish of Clyst St George, what types of housing do you think are most needed? Please tick up to five. If you feel any are particularly important, then put a double tick.

- | | |
|---|------|
| <input type="checkbox"/> 1-2 bed houses | Size |
| <input type="checkbox"/> 2-3 bed houses | |
| <input type="checkbox"/> 3-4 bed houses | |
| <input type="checkbox"/> 5+ bed houses | |
| <input type="checkbox"/> Bungalows | Type |
| <input type="checkbox"/> Eco-friendly | |
| <input type="checkbox"/> Flats | |
| <input type="checkbox"/> Low cost housing (relative to local incomes) | |
| <input type="checkbox"/> Residential care | |
| <input type="checkbox"/> Self-build | |
| <input type="checkbox"/> Shared ownership | |
| <input type="checkbox"/> Smaller retirement housing | |
| <input type="checkbox"/> Social housing | |
| <input type="checkbox"/> Warden-assisted retirement housing | |
| <input type="checkbox"/> No opinion / Don't know | |

Other (*please specify*).....

3.4 How many houses do you think could be sustainably built in the parish of Clyst St George in the next 15 years (2015-2030)?

Please circle one of the following options.

- None 10 15 25 more than 25.....?

3.5 What size of housing developments do you think would be most appropriate to meeting the need for housing in the parish? Please tick all that apply. If you think an option is particularly important, then put a double tick.

- Developments (of 6 to 25 houses)
 Smaller developments (1-5 houses)
 Individual homes

Other (please specify).....

Call for sites

3.6 Are there any sites in the parish that you think should be developed? Please tell us which sites and what type of development you think would be most suitable (e.g. housing, commercial, leisure etc.). Use extra paper if you need to.

Sites	Type of development : e.g. Housing,, Leisure etc.	Why?

3.7 Are there any sites in the parish that you think should NOT be developed? Please tell us which sites and why you think they should be protected. Use extra paper if you wish.

Sites	Type of development : e.g. Housing,. Leisure etc.	Why?

PART 4. INFRASTRUCTURE

4.1 In the table below, tell us what you think about the infrastructure where you live. For each item of infrastructure, please put a tick to say whether it is Good, Acceptable or Poor. If you think of something that we have left out then please add them in.

	Good	Acceptable	Poor
Sewage/drainage			
Water supply			
Electricity			
Gas			
Mobile Phone			
Broadband			

Pavements			
Roads			
Cycle paths			
Bridleways/footpaths			

4.2 If money was available to invest in infrastructure, where should this be spent? Please tick up to three. If you think an option is particularly important, then put a double tick.

- Sewerage/drainage
- Water Supply
- Electricity
- Gas
- Mobile Phone
- Broadband
- Pavements
- Roads
- Cycle –paths
- Bridleways/footpaths
- Other (*please give details*).....

What do we mean by infrastructure?

Infrastructure is the basic physical structures and facilities needed for the operation of a society.
For example, things like buildings, roads, power supplies, communications etc.

PART 5. BUSINESS & LOCAL ECONOMY

Businesses form a vital part of the fabric of our community. By providing goods and services and employing people, our businesses ensure that the parish can thrive and prosper.

Businesses need premises whether as retail units to sell their goods and services, offices to base their staff or light industrial units to manufacture or service plant and equipment. The Neighbourhood Plan could identify space for new and growing businesses in our community – whether it is shops, offices or light industrial units.

5.1 Should the Neighbourhood Plan allocate land for business use?

Please tick all that apply.

- Factory/manufacturing units Shops and retail
- Food and restaurants Starter units
- Light industrial units Tourism businesses (hotels, camping etc.)
- Offices
- No opinion / don't know

Other (*please specify*).....

5.2 If you agree that land should be allocated for business where do you think it should be located?

Sites	Type; factory, office, ect.	Why?

Comments.....

PART 6. TRANSPORT

6.1 As a Clyst St George parish resident, what form of transport do you use most? Please tick one.

- Car
- Bus
- Train
- Bicycle
- Motorbike
- Mobility vehicle / wheelchair
- Walking.

6.2 As a Clyst St George Parish resident, what forms of transport would you like to use more? Please tick all that apply. For each option you tick, briefly state what it is about the Parish that prevents you doing so.

- Car
- Bus
- Train
- Bicycle
- Motorbike
- Mobility vehicle / wheelchair
- Walking

6.3 How often do you catch a bus. Please tick

- Daily
- A few times a week
- A few times a month
- Occasionally / Never

6.4 How often do you catch a train from Topsham or Exton?

- Daily (commuting)
- A few times a week
- A few times a month
- Occasionally / Never

6.5 If you use the train to commute how do you get to the Station?

Car Bus Walk ?

6.6 What would make it easier for you to get around the parish? Please keep your answer short and to the point.....
.....

Footpaths and bridleways

6.6 Are you in favour of the Neighbourhood Plan supporting the creation of better footpaths to make it safer and easier to get around your area and the wider parish on foot? [Please tick](#)

- Strongly in favour
- Moderately in favour
- Moderately against
- Strongly against
- No opinion / don't know

6.7 Are you in favour of the Neighbourhood Plan supporting the creation of better cycle paths to make it safer and easier to get to neighbouring villages by cycle? [Please tick](#)

- Strongly in favour
- Moderately in favour
- Moderately against
- Strongly against
- No opinion / don't know

6.8 Are you in favour of the Neighbourhood Plan supporting the creation of better bridleways to make it safer and easier to get around the village and the wider parish by horse or bicycle? [Please tick](#)

- Strongly in favour
- Moderately in favour
- Moderately against
- Strongly against
- No opinion / don't know

6.9 Do you think there is a car parking problem in the parish?

- Strongly agree
 - Agree
 - Disagree
 - Strongly Disagree
- No opinion / don't know

6.10 If so, tell us where and describe the parking problem. Please keep your answer short.....
.....

6.11 Are you in favour of a one way system in Ebford lane and if so state your preferences. Please keep your answer short:

6.12 Do you think there is a problem with commuting traffic cutting through the back lanes of the Parish? [Please tick](#)

- Strongly agree Agree Disagree Strongly disagree
 No opinion / don't know

6.13 Do you wish to see some form of traffic calming in the parish? [Please tick](#)

- Yes
 No
 No opinion / don't know

Tells us what traffic calming measures if at all you would like to see introduced:-and where.

6.14 The Parish doesn't have a supermarket. Could you tell us where you do your food shopping? [Please tick all that apply](#)

Do you shop regularly within the Parish at the award winning Dart's Farm?

Daily twice weekly weekly only for special occasions

If you shop **mainly** at a supermarket.

Do you

- Shop online for home delivery.
 Catch a bus to Topsham for food shopping.
 Drive to Topsham, Exeter or Exmouth for food shopping.

Air quality

6.15 Are you concerned about air quality in the parish?

- Yes
 No
 No opinion / don't know

6.16 If you are concerned about air quality in the parish, tell us where:

PART 7. Heritage Assets

Historical buildings and features

Listed Buildings

- Grade II* Listed:-**
 Ebfdor Manor Old Ebfdor Lane
 Gates and Gatepiers, 12m. NW of Ebfdor Manor with length of Garden Wall.
 Grade II Listed:-
 Bridge Mill, Bridge Hill
 Cade's Cottage, Exmouth Road
 Courtbrook Farmhouse
 Ebfdor Barton, Exmouth Road
 Haydon's Farmhouse and Ebfdor Manor Cottage, Off Old Ebfdor Lane
 Kenniford Farmhouse

- Lady Seaward 's School, Clyst St. George.
- Lychgate and Adjoining Churchyard Wall Clyst St.George.
- Mairannepool Farmhouse
- Manor House, Exmouth Road
- Marsh Barton Farmhouse (Darts Farm)
- Mount Ebford, Old Ebford Lane
- Parish Church of St George, Woodbury Road
- Pound Living, Exmouth Road
- Pytte House, Clyst St.George
- Rose Cottage, Ebford Lane
- Stocks Adjacent to North Wall of Tower of Parish Church
- The Old Rectory, Clyst St.George.
- The Shieling, Old Ebford Lane
- The White House, Exmouth Road Ebford.
- Topsham Bridge

Are there any buildings / features you would like added?

Natural features and green space (*NB some of these are taken from the Devon County Council -landscape character Assessment identifiers for our Parish and their view of what should be protected*)

- Exe Estuary SSSI; SPA and Ramsar sites (which fall within and adjacent to our Parish)
- Escarpments (slopes and hills boarding villages of visual importance)
- Archaeological sites
- Clyst Marshes
- Clyst St George Nature garden
- Bridges
- Clyst St George leat / ford
- Views across East Devon
- Landscapes with a strong sense of tranquillity
- Network of quiet lanes
- Trees.
- Toad migration in Ebford.
- Hedgerows
- Heritage of the area hilltops
- Sparse settlement patterns of hamlets and villages.

Community Assets

- Village hall
- Cricket Ground and Pavilion.
- Lady Seaward's School
- Clyst St George Church.
- Cycle track.
- Clyst St. George's Pound

7.1. Wildlife: The wildlife survey from the Devon Wildlife Trust Shows that much of our wildlife and plant life is under-recorded.

Would you like to assist a project to record the animal and plant life in the Parish.

1. Yes Please
2. No Thanks.

7.2 Community Infrastructure Levy (C.I.L.) and S106 Money can be delegated to Parishes in order to benefit the communities. Please tell us what you would like to see these funds spent on:

Suggestions Include; open spaces, Children's Play area.

PART 8. ANY OTHER COMMENTS

WHAT NEXT?

HOW TO RETURN THIS SURVEY

Thank you for completing this survey. Please encourage other residents to do the same. The more responses we get the better we will be able to make our Neighbourhood Plan deliver the sort of future that Clyst St George parish residents want and need.

Please return it to us by Friday 19th June, 2015 in any one of the following ways:

Send it or deliver by hand to Green Orchard Lower Lane Ebford.

Request that is collected, by emailing csgnp@gmail.com **or by phone** 874861

Drop it in the collection box @ the Church

Hand it to one of our volunteers

**Thanks for your Help in constructing
A Neighbourhood Plan for
the whole Parish of Clyst St. George**

Appendix 6 of Part 1

Local Business Questionnaire and Report 2015

Clyst St. George Parish Neighbourhood Plan Business Survey 2015

COMPANIES

73 companies were identified operating in the parish. This is not an exhaustive count and does not include enterprises being run from home or farmers or other agricultural business where the proprietor lives in the parish and will have received the Resident's Survey.

62 companies were visited, offices at some smaller enterprises not being manned. 58 companies were surveyed.

The categories of companies in the parish are very varied with no particular type or sector dominant.
The breakdown is:-

Manufacture	4%	Retail	14%	Wholesale	10%
Horticulture	4%	Filling Station	3%	Motor trade	7%
Marine trade	5%	Dist/Warehouse	2%	Media	3%
Sport/Leisure	1%	Finance	3%	Information/Comms.	3%
Construction	11%	Education	3%	Consultancy	11%
Community	1%	Health	1%	Other	5%

PEOPLE

The number of people employed in the parish is:-

Full time	950
Part time	330
Living in the parish	2.8%
Trainees/apprentices	5.2%

TRAVEL

The majority of people travel to work by vehicle. This figure is almost 88% for businesses outside the Darts Farm area but here this is reduced to 70% with many more people using bicycle or bus.

Overall the figures are:-

Walk 1% Bicycle 8% Bus 9% Train 1% Vehicle 81%

LIKES/DISLIKES

The most important plus point for businesses in the parish is the location and convenience – close to M5, airport, railway, buses to Exeter/Exmouth and cyclepaths.

The dislikes listed a lack of shops and cafes, nowhere to go and nothing to do at lunchtime. Also no bus services to anywhere except Exeter/Exmouth, no buses or cyclepath serving Clyst Road and no cyclepath linking the parish to Clyst St. Mary.

There is a growing demand for an office hub where people basically working from home could find super fast broadband, good print facilities, conference rooms etc. and meet customers.

COMMENTS

- New housing designed to accommodate working from home could help Clyst St. George become a more sustainable village.
- Encouraging people to work from home or cycle to work is important for sustainability.
- Government policies encourage business growth and a sustainable local economy. However, nimbyism, resistance to change and local authority misinterpretation of policy can stifle well planned sustainable business growth.
- Well planned, sustainable change is a good thing and a requirement for all successful economies which brings huge benefits for the local population.

Researched and compiled by Bob Grainger
on behalf of the Clyst St. George and Ebford Neighbourhood Plan Steering Group.

June 2015

Appendix 7 of Part 1

Young Persons Survey 2015

Clyst St.George Parish Neighbourhood Plan Young Person's Survey (up to 18 years)

To answer the question, please tick a box.

1. How old are you? Please tick:

- 10 or under years
- 11-13 years.
- 14 -16 years
- 17+ years

2. Are you:

- male
- female

3. Where do you go to school / college?

.....

4. How do you get to school / college?

- Bus
- School bus
- Car
- Cycle
- Walk

.....

5. Do you take part in organised social activities e.g. scouts, youth group, church etc? Please write in which ones you attend.

.....

6. Are there any activities or facilities you would like your parish to offer?

.....

7. How do you get around Clyst St George Parish and surrounding areas?

.....

8. Do you use any of the following?

- Cricket club
- Parish hall
- Exe Estuary trail

9. Do you like to do any of the following? Please tick all that apply:

Walking Cycling Sport Scouts/ Guides Cubs/ Brownies

Youth groups Socialising with friends Computer games

Other.....

10. When you're with your friends, where would you like to be? Please tick your 2 preferred places

At a friend's house School Playground Shops.

Other..... or there is nowhere suitable to socialise with my friends

11. How do you rate the local bus services?

Good OK Needs to be better Bad Never use it

12. If you would like to walk or cycle to other parts of our parish but don't, what stops you?

Tick all that apply:

No adequate cycle or footpath

Fear of strangers

There is nowhere I want to walk or cycle to

It is not safe to walk or cycle around our parish

Other (please tell us what the reason is).....

13. If more homes were to be built in the parish, what would you prefer?

Larger, affordable homes for families to live in

Sheltered houses (for older people who need care or a smaller house)

Starter homes

Other (please explain).....

14. If you had to choose one thing you didn't like about living in the parish, what would it be?

.....

15. If you could choose 3 things that would make living in the parish better, what would they be?

.....

Thanks for taking part in the Survey, please return it as per the main Survey

One Lucky Youngster will receive an Amazon Voucher, so please include contact details.
John Manser, Clyst St.George Neighbourhood Steering Group.

Appendix 8 of Part 1

Invitation to Consultation Event, July 2015

Clyst St. George & Ebford

Community Survey

Results !

Sunday 19th July
Clyst St. George Parish Hall
11 am – 4 pm

Drop in anytime to see the Data from the Parish Survey.

**Members of the Neighbourhood Plan
steering group & the Parish Council will be there
to take your comments.**

Refreshments will be available.

Appendix 9 of Part 1

Business Consultation List 2015

<p><u>Addlepool Business Units</u></p> <p>Jrdl UK Isca Legal Solutions Joseph Ribkoff Distribution Solve-IT SW Soft-works Technologies FPCR Acorus Rural Property Services RE Legal Consulting</p> <p>Blue Ball Inn</p> <p><u>Clyst Works</u></p> <p>Stevens Homes Redwood Accountants Exe Terminators Laddersfree PGL Construction Training J R Carpets Oxenpark Gate Management Consultants Treston Management Consultants</p> <p><u>Darts Business Park</u></p> <p>A team Events Paulex Flogas GB Good Game New Waste Concepts Scanstrut Holdings Sapphire Spaces O J Williams Rugby Union Partnership Trugs Floral Lifeedge Ash Marine Andrew Vickery</p> <p><u>Darts Farm</u></p> <p>Dart Properties Green Valley Cyder Orange Tree Traders The Fish Shed RSPB Cotswold Outdoor AGA Energy Hair The Treatment Loft Sarah West Recruitment Butchers at Darts Farm Seabrook Land Developments</p>	<p><u>Dannys Court</u></p> <p>Vitikit Doodlebug Creative Structural Solutions Quertyword</p> <p>Devon & Somerset Fire HQ</p> <p>Martins Caravans</p> <p><u>Newcourt Barton</u></p> <p>Pepper Commercial HCT Turf Active Fitness Sowton & Topsham Cars</p> <p>Pebblebed Vineyard</p> <p>Redlands Garage</p> <p>KPR Garages Exeter Quads Redlands Car Sales</p> <p>St. George & Dragon Inn</p> <p><u>Tremletts</u></p> <p>Tremlett Powerboats Naturalmat E C Jones Posh Nosh Catering TFQ Architects 1st Scaffolding Armada Finance Armada Developments Armada Investments Samson Hall Longitude Consulting Engineers Dawnus Construction</p>
--	--

Appendix 10 of Part 1

Consultation Publicity January 2016

Clyst Valley News January 2016

& Letter to Clyst Road Properties January 2016

Clyst St. George and Ebford Neighbourhood Plan

Public Meeting

Sunday 10th January 2016 10 am – 4 pm

in CSG Village Hall

The recent Workshop developed some Aims for the N.P. they include:

Provide Housing that meets local needs,

Reduce the impact of the private car

Improve local recreation opportunities,

Work to improve the digital infrastructure to support

21st century working

Have we got these and the other aims correct?

Come along and have your say

Your views are important.

Tea and Coffee available.

For more information, and the workshop report see:

www.csgnp.org.uk

DEAR CLYST ROAD RESIDENT

As you live in Clyst St. George Parish.

The C.S.G. Neighbourhood Plan Steering Group would welcome any views or thoughts you have about the future of Clyst Road, and the Parish.

We are working on a Neighbourhood Plan for the Parish until 2026.

From the Community Survey that was carried out in the summer, some aims and objectives for the Parish have been proposed. These will be discussed at:

C.S.G. Village Hall on Sunday January 10th 10 am – 4 pm.

Have we got them right? How can we improve them?

Have your say.

Your views are important to us. Come and have a chat with us.

For more information see: www.csgnp.org.uk

Appendix 11 of Part 1

Newsletter Progress Report – May 2016

Progress report on the Neighbourhood Plan May 2016

This time last year the Steering Group was about to distribute the Community Survey, The results of the Survey was shared with you at an exhibition in the Village Hall on Sunday 19th July, from the results we produced a report, which is on our web site.

Along with our consultant we used the results to produce the Aims and Objectives of the Plan.

The S.G. tested these with a workshop held here in the Hall in November, and then after fine tuning we asked the Parishioners' to come along to a Public event on Sunday 10th January 2016 to validate these aims, we found them in agreement with us and have moved on to the writing of the N.P. Policies, with supporting reasons and evidence, this is proving to be a time consuming task.

The S.G. to a certain extent, feel that the pressure has been taken off us by the new Local Plan from EDDC, so we feel we have time to get the Plan 100% right for the future, and we are going to add to it a Design Statement, this will ensure that any new building will be in keeping and appropriate to our rural Devon Parish.

We hope that we can complete our Plan this autumn.

My thanks to all of the S.G. members, who have been involved during the last year and for all their work.

John Manser, Chair of N.P. Steering Group.

11st May 2016.

Clyst St. George Parish Neighbourhood Plan, **1st Draft for consultation.**

The Steering Group for the Neighbourhood Plan (N.P.) are pleased to have a 1st draft for you to comment on

The steering group request feedback from every resident of the parish, as it will affect planning for the next 13 years within our parish. We have already asked EDDC's planners for their initial comments; they are attached to the feedback form, please read them, and then comment on our polices.

The more feedback we have the better, we may even have to modify some of the polices!

**Both the 1st draft N.P. and the feedback form can be found at
www.CSGNP.org.uk/documents**

Feedback form returned to:- csgnplan@gmail.com

or posted to

**CSGNP,
Green Orchard,
Lower Lane
Ebford, EX3 0QT.,**

by the 15th of August please.

Thank you in advance ***John Manser,***

Chair of the N.P. Steering Group.

Appendix 13 of Part 1

1st Circulation Version Consultation Form June 2017

Feedback Form

The Neighbourhood Plan has been developed through consultation with you the residents of Clyst St. George Parish, so have the steering group got it right?

We need your feedback, which will have an impact on how our parish changes over the coming years. East Devon D.C. is required by planning law to take a neighbourhood plan into account when deciding on planning applications. You now have a chance to put your point of view forward, please complete this form it gives added weight to our plan at the formal consultation stage which is next.

E.D.D.C. has had an informal look at his document and their comments are attached for you to read, please do so, and then comment on our Policies.

Please note that some changes have already been made to reflect comments made by the Planning Officer.

Planning Policy Section, East Devon District Council, Knowle, Station Road, Sidmouth, EX10 9HL

Thank you for giving me the chance to comment. My observations are informal comments at this stage. Later in the process I will consult internally and provide a more formal response.

The Plan looks very good and reads very well. It's informative without being boring or unduly long. I enjoyed reading it!

The Policies are sensible and cover the main issues. I have cautioned you though about being unconditionally supportive - you may want to add 'generally' or 'usually' to provide flexibility as you may support a scheme in principle e.g. to alleviate flooding or provide a community facility, but the details may not be acceptable when an application is submitted.

CSG2- you could reword the last para to read more positively

Development proposals which lead to the loss of, damage to or adverse impact on these local green spaces will not be supported.

Development proposals will be supported where they do not lead to the loss of, damage to or adversely impact these local green spaces.

CSG5- You may want to add 'usually' before 'be supported' as there may be proposals which you wouldn't support e.g. industrial factory farming?

CSG7- I appreciate what you hope to achieve with this policy but do be aware that some hedgerow works are permitted development. By 'damaged' hedgerows do you mean those hedgerows which have had sections removed to allow access, or would this include replanting/realigning a hedge to create a visibility splay? I feel this policy could be more clearly worded.

CSG8- From the wording of your supporting text I think you are aware that we do not yet have a local list to add your non-designated heritage assets to. I think you have addressed this in the supporting text and the non-designated assets part of the policy will apply once we do have a list. In the meantime, please ensure that you have clear evidence as to why these assets should be included, as the Examiner may ask to see the justification.

CSG9- I would add generally or usually to support, as there may be circumstances where the criteria are met but the development is still felt to be unacceptable.

CSG10- I have a concern about this policy because the Local Plan does not consider any of your settlements to be sustainable or suitable locations for additional development and therefore does not permit open market residential housing in gardens. Your policy is more flexible and, whilst acknowledging garden development is not generally supported, establishes criteria against which applications would be assessed which suggests that such development is therefore acceptable subject to the criteria. I think you either need to justify and evidence the circumstances in which garden development would be acceptable in principle, and which then would have the policy applied, or delete the policy so that the Local Plan countryside protection policies apply.

CSG11- I would clarify point 3 to make it clear that any alternative community facility should be needed/supported by the local community e.g. add ‘for which there is local support’- I have seen developers try to replace a much-used facility with something totally unsuitable/different and argue it is still a community facility.

CSG12- You could clarify point 2 ‘convenience’ with equally accessible to the local community.

CSG18- I sympathise with your position and concerns but I should point out that you will need firm evidence to support this in light of recent Examiner recommendations. e.g. at Bishop’s Clyst the Examiner stated:

BiC11 Off-road Parking Spaces on New Housing Developments

Policy TC9 (Parking Provision in New Development) of the Local Plan requires one parking space for one bedroomed homes and two parking spaces for homes with two or more bedrooms.

Policy BiC11 seeks to set its own parking standards. These would include the provision of a minimum of two spaces for a one bedroomed dwelling and three spaces for a three bedroomed house. As such, the proposed parking standards are significantly greater than those set out in the Local Plan and as a consequence, Policy BiC11 is not in general conformity with the Local Plan.

The Framework states:

“If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles.” (Paragraph 39)

The Neighbourhood Plan does not provide substantive evidence to demonstrate that, in seeking to set significantly different parking standards to those in the Local Plan, it has had regard to Paragraph 39 of the Framework. Furthermore, there is no evidence to demonstrate that the requirements set out in Policy BiC11 are viable, having regard to Paragraph 173.

The Neighbourhood Plan states that the standards set out in Policy BiC11 are aimed at ensuring that local roads do not become any more congested or obstructed by parked cars. Notwithstanding the lack of substantive evidence of existing congestion and obstructions, no evidence has been provided to demonstrate that Policy BiC11 will necessarily achieve these aims.

The Policy does not meet the basic conditions. I recommend:

- Delete Policy BiC11
- Delete Para 10.11

CSG19- I support the principle of the policy but feels it needs to be more specific. I would want to avoid a situation where traffic improvements are provided as part of a scheme which would otherwise be contrary to the Local Plan eg as part of a new housing development. I think you are supporting the principle of traffic improvements rather than other development which might enable these

CSG20- You should consider a criteria which prevents the outward expansion of these sites into the surrounding countryside – you could add ‘and does not lead to the outward expansion of the site’ to the first sentence?.

Thanks

C.R.

Senior Planning Officer.

The Draft plan is at <http://www.csgnp.org.uk/>

Please put a cross in the relevant box:-

Policy No.	Strongly disagree	Disagree	Neither agree Nor disagree	Agree	Strongly agree
CSG01					
CSG02					
CSG03					
CSG04					
CSG05					
CSG06					
CSG07					
CSG08					
CSG09					
CSG10					
CSG11					
CSG12					
CSG13					
CSG14					
CSG15					
CSG16					
CSG17					
CSG18					
CSG19					
CSG20					
CSG21					

Your Comments/ name or postcode:

Please return this form to the steering group.

Email CSGNP@Gmail.com or by post CSGNP, Green Orchard, Lower Lane, Ebbord, EX3 0QT, please put your name or postcode on the form so that we can verify that you are a resident of the Parish. (We will not quote any comments only take them on-board for the final draft).

Many thanks for your time

John Manser

Chair of C.S.G. N.P. Steering Group

Clyst St. George Parish Neighbourhood Plan, Draft for consultation.

*I am sorry I mistyped the email address to send your feedback to, the correct email is:
csqnplan@gmail.com or you can post it to CSGNP*

*as a result, the deadline is extended to the 15th of August please.
 Thank you in advance John Manser, Chair of the N.P. Steering Group.*

Appendix 14 of Part 1

1st Circulation Draft – Comments Analysis

Policy No.	disagree	neither	agree	Comments
1	4	1	15	<ul style="list-style-type: none"> • Local Plan defines Ebford as unsustainable. How can there be a presumption of sustainable development? • An opener to developers • This could be open to interpretation by developers and I feel there should be no presumption to development at all • Coastal preservation area - We have been unable to discover the criteria for strategy 44 and are puzzled to find that it covers land behind Elbury Barn and Haydons Farmhouse, neither of which have estuary views or have been subject to flooding
2	1		21	<ul style="list-style-type: none"> • Cricket Field should be local green space • (or CG12) I believe the cricket pitch should be specifically identified/named
3			20	
4			19	
5		2	19	
6		1	19	<ul style="list-style-type: none"> • Suggest a parish-wide tree survey with a view to issuing tree preservation orders where appropriate
7		2	19	
8		3	19	
9	2	1	19	<ul style="list-style-type: none"> • What about executive use of road transport affecting traffic? Planning have ignored it in recent applications. • If only – we are at the whim of the planning officer, and what he or she likes at any given time
10	6	3	11	<ul style="list-style-type: none"> • Delete no garden development in the countryside. If we lose our 5-year supply we will have bigger problems than garden development • Strongly against development in gardens but it could happen if EDDC fails to hold sufficient building land • The Local Plan does not consider our settlements to be sustainable; this is at odds with the community survey; 2 members of the SG strongly opposed this policy but were not provided with an opportunity to debate; developers could exploit this policy to their advantage; this goes against the grain of village planning leading to ad hoc ill-thought out urban sprawl • Note EDDC comments please • I don't believe garden development should be permitted
11		2	18	
12		2	19	
13		2	19	
14			20	<ul style="list-style-type: none"> • In addition to those desirable one through the centre of the village from Lower Lane to Ebford Lane would be an enormous benefit • route 2 cycle track is too busy at times, especially at the weekends when some bikes travel extremely quickly making the route less suitable for young families. Could there be some sort of speed restriction
15	1		19	<ul style="list-style-type: none"> • Folk that move into country areas from suburbia presumably do so out of preference – so why try and convert country lanes without pavements or streetlights to suburbia? • It was very disappointing when we were on the Woodbury cycle route to find there was no safe way of crossing the busy/fast Woodbury Road and we would like to advocate and campaign for a crossing there.
16	2		18	

17	1	3	16	
18		2	19	
19		1	20	<ul style="list-style-type: none"> • Yes, but not as part of another development, e.g. houses • I would not want to see traffic calming and parking as part of a new housing development, or new businesses that are unsuitable for the area
20		2	18	<ul style="list-style-type: none"> • I believe it is very important for the character of the area that development on the existing sites is confined within their existing boundaries, it is also very important that no additional sites of multiple units (e.g. business parks) are supported • no additional business sites, i.e. No new industrial parks to be built
21			20	

Appendix 15 of Part 1

Publicity Notice for Draft Neighbourhood Plan (Regulation 14 Consultation) November 2017

Clyst Valley News November 2017

Clyst St. George Parish Neighbourhood Plan, **Regulation 14 Consultation 1st November – 13th December**

Notice is hereby given by Clyst St. George Parish Council that a formal pre-submission public consultation on the Clyst St George Neighbourhood Plan will commence on the 1st November 2017 and run for a period of six weeks until 4:00pm on the 13th December 2017.

All responses from parishioners and other consultees received by the Neighbourhood Plan Steering Group will be considered and used to inform a revised version of the Plan.

The Pre-submission Version of the Clyst St George Neighbourhood Plan can be found online at <http://www.csgnp.org.uk/the-project> along with a comments form for your use.

Paper copies of the Plan can be viewed at the Church in Clyst St George, or available on application to John Manser, Chair of the NP Steering Group (tel:01392 874861), or from the Parish Clerk.

Your comments forms or letters should be emailed to csgnplan@Gmail.com, or posted to; CSGNP, Green Orchard, Lower Lane, Ebdorf, EX3 0QT.

A box for your comments will also be placed in the Church in Clyst St. George EX3 0RE. It is hoped that the referendum will take place in the spring of 2018. Members of the N.P. steering group will be answering your questions in
C.S.G. and Ebdorf Hall 7:30 – 8:00 PM Wednesday 8th November.

Appendix 16 of Part 1

Comment Form for Draft Neighbourhood Plan (Regulation 14 Consultation)

NEIGHBOURHOOD PLAN COMMENT FORM

All information is available online at: <http://www.csgnp.org.uk/>

**CLYST ST. GEORGE PARISH NEIGHBOURHOOD PLAN
REGULATION 14 CONSULTATION**

OFFICIAL USE ONLY
DATE REC'D:

1st November 2017 – 4:00pm, 13th December 2017

*The information you provide will be held on a database and used to assist in the preparation of planning documents.
The information will be used in accordance with the Data Protection Act ((1998).
Your name and comment will be publicly available for any other person to inspect.*

We regret that we are unable to process any responses supplied without contact details.

Please tick as appropriate:

Responding as an Individual		
Responding on behalf of an Organisation		<i>Organisation:</i>
Agent Responsible on behalf of a Client		<i>Client:</i>

Please complete in BLOCK CAPITALS

		Agents details (if applicable)	
NAME:		NAME:	
JOB TITLE/DEPT:		JOB TITLE/DEPT:	
ORGANISATION:		ORGANISATION:	
ADDRESS:		ADDRESS:	
POST CODE:		POST CODE:	
EMAIL:		EMAIL:	

Please return to the Parish Clerk
By email: csgnplan@gmail.com

Comments must be received no later than 4:00pm
On 13th December 2017
Comments received after this time may not be considered

By post: CSGNP
C/O Green Orchard
Lower Lane
Ebford
EX3 0QT

A box will also be available in the Church
in Clyst St. George to put your comments forms in.

Please tick/complete as appropriate

OFFICIAL USE ONLY

REFERENCE:

DATE REC'D:

Do you wish to?

Comment	
Support	
Object	

Are your comments:

General	
Specific	

If your comment is specific, to which Section/Policy does it refer;-

Page/ Section

Policy CSG

Please make your comments here and indicate any changes you are seeking. Additional sheets may be attached to this form:

If you prefer this document can be sent to you as a word Document, email csgnplan@gmail.com for a copy.

Appendix 17 of Part 1

Letter and Response Form regarding Draft Neighbourhood Plan (Regulation 14 Consultation)
sent to Local Groups and Organisations, October 2017

Dear Sirs,

The Parish Council of Clyst St. George has produced a Neighbourhood Plan, and is pleased to ask for your comments, This Regulation 14 consultation runs from the 1st November to the 13th December 2107. Responses from all consultees will be taken into account before the plan is submitted to East Devon District Council, our planning authority.

Please respond via email; csgnplan@gmail.com using the attached form or by mail to;
CSGNP, Green Orchard, Lower Lane Ebford EX3 0QT.

The Plan and other documents can be found at www.csgnp.org.uk

Yours sincerely

John Manser

Parish Councillor and Chair of N.P. Steering Group.

Attached our Neighbourhood Plan and a comments form.

Clyst St. George Parish Neighbourhood Plan,
Notice to businesses

Dear Sirs

Nov 2017

Clyst St. George Parish Council informs you that a formal public consultation on the Clyst St George Neighbourhood Plan has commenced on the 1st November 2017 and runs for a period of six weeks the 13th December 2017.

The Neighbourhood Plan will provide a local planning policy framework for development in the Parish.

All responses from business working or operating in the Parish will be considered by the Parish Council and used to inform a revised version of the Plan. This revised Plan will then be submitted to East Devon District Council as Local Planning Authority before being subject to independent examination.

The Pre-submission Version of the Clyst St George Neighbourhood Plan can be found online at www.CSGNP.org.uk/the-project along with a comments form for your use.

Your comments forms or letters should be emailed to csgnplan@gmail.com, or posted to; CSGNP, Green Orchard, Lower Lane, Ebford, EX3 0QT. A box for your comments will also be placed in the Church in Clyst St. George EX3 0RE.

Members of the N.P. steering group will be answering your questions in

C.S.G. and Ebford Hall 7:30 – 8:00 PM Wednesday 8th November.

John Manser

Chair of the N.P. Steering Group and Parish Councillor

Appendix 19 of Part 1

Email Letter to Local Residents November 2017

Dear Resident

As you will have seen from the CVN another version of the Neighbourhood Plan is out for consultation, not again I hear you say, I am fairly confident that this one will be the final version,

The steering group listened to your comments and have made some changes. This version has gone out to all the statutory bodies that we have to consult, from Devon C.C. to The Coal Authority!

Residents and businesses that have an interest in the Parish are also invited to comment, so please read and comment if you wish to.

Should anyone not have the ability to read it online I do have a limited number of printed copies for them to borrow and read, just contact me.

This is the Regulation 14 consultation & runs from the 1st November to the 13th December 2017.

Please respond via email; csgnplan@gmail.com using the attached form or by mail to;

CSGNP, Green Orchard, Lower Lane Ebford EX3 0QT.

The Plan and other documents can be found at www.csgnp.org.uk

Yours sincerely

John Manser

01392 874861.

Green orchard, Lower Lane, Ebford

Attached our Neighbourhood Plan and a comments form.

Appendix 20 of Part 1

Summary of Community Response to Regulation 14 Consultation

Date	Respondent	Policy/Aspect	Comment	NPSG Decision
6 Nov 17	EPlan Ltd	General	<p><i>Whilst I note that the draft to all intents and purposes reflects national and local policy, I believe there would be scope to enhance the draft and place a more localised stamp (if this is applicable to the process afoot). My background is in dealing with negative context to the planning system.</i></p> <p><i>I think there would be wider scope for the plan to identify in its introduction perhaps -</i></p> <ul style="list-style-type: none"> <i>• the range of issues which face the neighbourhood from notable growth (negative characteristics)</i> <i>• regulatory power which the NP would like to see more quickly engaged (enforcement powers)</i> <i>• tolerance and thresholds for new development to seemingly avoid (enough is enough)</i> <i>• and, as the plan sets out, criteria to satisfy presumption in favour.</i> <p><i>Good luck and I hope that the NP process brings beneficial understanding to the community for the future.</i></p>	<i>Comments noted but no change to be made</i>
6 Nov 17	EPlan Ltd	CSG19	<p><i>I am particularly concerned that business development can sometimes lack (or avoid) important visual control and that councils do not engage in regulatory powers and planning conditions - tolerance of signage, advertisements, appropriate maintenance of land and standards of appearance, screening and enhancement (add character) landscaping, safe access and highway maintenance and enhancements which promote safe cycling and pedestrian use.</i></p> <p><i>I perceive that business (growth) use of Clyst Road requires it to be fundamentally changed to deal with match day issues, good links and provide safe access and use to all who wish to move along it. For instance, it retains a rural character by its frontages and the lack of pavements, but that risks public danger.</i></p> <p><i>Development made bring a more urbanised appearance were it to deal with the risks. It is thus a dilemma to ascertain how far can the plan go and whether development, both subsisting and new, can meet a financial burden.</i></p>	<i>Comments noted and appreciation of the dilemma in accommodating business growth whilst protecting the rurality.</i>
9 Dec 17	J Pearce EX3 0DB	CSG9	<p><i>I have read the Neighbourhood Plan and am reassured by the continued aims of supporting sustainable communities development and maintaining the local character.</i></p> <p><i>Recent applications for 'garden grab' type housing developments have been made and I believe that this is important to consider the potential loss of amenity to neighbours, along with proposed changes to the rural feel of the community as multi-layered housing is proposed to be introduced which would be a departure from the single row housing we typically have currently.</i></p> <p><i>Recognition of the required consideration of developments in areas which suffer a lack of local</i></p>	<i>Noted general support for policy CSG9</i>

			<i>services, no street lights / foot paths, speeding traffic etc is also appreciated.</i>	
9 Dec 17	J Pearce EX3 0DB	CSG3	<i>The River Clyst is also volatile in nature and sensible development where it could have an impact is also rightly considered important. Areas currently considered marginal flood risks might not be in years to come. The change of permeable to impermeable areas mean that even those developments which are marginal will have an impact on overall flooding and the waste water disposal will be an issue on flooded sites.</i>	<i>Consider how to add further to the description and supporting statement for policy CSG3</i>
14 Dec 17	E Neil EX3 ORA	General, Introduction and CSG Parish	<i>Pg 3, para 1 & 2 First line refers toClyst St George..... Should this read parish of Clyst St George including hamlets of Ebford etc... because in para 2 lines 1 & 2 it mentions residents from both Ebford and Clyst St George formed.... There is a need to differentiate between the parish and the settlements at the start of plan. Perhaps first line should readfor the parish of Clyst St. George which includes the hamlet of Ebford and settlement at, commenced in the autumn..... Pg 3. Para 4, In 5 the word version should not be capitalised Pg 5, 2.8 line 2: space required between Brooke and are 2.10 Should read river Clyst not River Clyst 2.13 ...a little galling is not a professional phrase to use in a statutory document The capitalisation of the phrase "the Parish" or word parish is unnecessary. Use of full stop at St (Clyst St. George) is inconsistent.</i>	<i>Consider wording and phraseology of the revised foreword that will need to be written for the Submission Version of the Plan Add space between words Use alternative word for 2.13 Consider which conventions to adopt and ensure the document is consistent</i>
14 Dec 17	E Neil EX3 ORA	SD Introduction	<i>7.2 Ebford is not a village it is a hamlet</i>	<i>Amend</i>
14 Dec 17	E Neil EX3 ORA	CSG3	<i>7.14, l. 3. Is C527 correct?</i>	<i>Established C527 is correct but delete reference as unnecessary detail</i>
14 Dec 17	E Neil EX3 ORA	BE & H Introduction	<i>9.3 Remove word too from first line.</i>	<i>Amend</i>
14 Dec 17	E Neil EX3 ORA	CSG8	<i>9.10 No commas required after several and humbler</i>	<i>Remove commas</i>
14 Dec 17	E Neil EX3 ORA	CSG11	<i>10.10. line 2. The word cricket should not be capitalised in line 2 10.10, line 4. Should read draws not draw 10.11, No capitals letters for cricket ground</i>	<i>Amend</i>
14 Dec 17	E Neil EX3 ORA	CSG17	<i>Heading: Policy No CSG17, p 30, line 3 Should read spaces per dwelling not spaces for per dwelling.</i>	<i>Amend</i>

Clyst St George Neighbourhood Plan

Part 2: Consultation Statement – Statutory and Strategic Consultees

1. Introduction

This Consultation Statement has been prepared by the Clyst St George Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations.

Part 2 of this Consultation Statement summarises the statutory and non-statutory consultation undertaken with relevant statutory bodies and stakeholders, other than those that could be described as being a part of our community, in developing the Clyst St George Neighbourhood Development Plan.

2. Summary of Consultation Approach to Statutory Consultees

It was decided to try and make the earliest contact those bodies and organisations that are defined as a consultation body under the terms of schedule 1 of the Neighbourhood Plan Regulations 2012. With the help of our consultant and East Devon District Council we prepared a contact list of bodies and organisations that serve or provide services to the neighbourhood area, or may generally have interest in the content of our Neighbourhood Plan.

The aims of the Clyst St George Neighbourhood Plan consultation process were to:

- ‘front-load’ the consultation, so that the Plan could be informed by the views of those with an interest in the neighbourhood area from the earliest stage
- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14
-

3. Launch and Initial Communication

The intention to prepare a Clyst St George Neighbourhood Plan was first publicised by the local planning authority, East Devon District Council, following the Parish Council’s application in December 2014 to have the parish area designated as a Neighbourhood Area. The Parish Council’s intention was advertised by East Devon District Council. At its meeting in January 2015 the Steering Group agreed to make initial contact with those statutory bodies and agencies that it felt should be made aware of the intention to prepare a neighbourhood plan for Clyst St George and Ebdorf.

4. Evidence Gathering

Whilst preparing our evidence base we wrote to several agencies that we thought had an interest in the Parish and may hold information that could help us in our neighbourhood planning.

We received useful information and guidance from:

- Devon County Council – highways data and scheme proposals, cycle network, community services and ‘Mosaic’
- Devon Wildlife Trust and the Devon Biodiversity Records Centre
- Environment Agency - regarding flooding and flood risk
- East Devon District Council Planning – regarding Landscape Character, Listed Buildings, SHLAA⁶, planning register
- The Met Office

We are grateful for the help we received.

5. Sustainability

5.1 Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment

A screening exercise was undertaken to ensure that the emerging plan would not have significant environmental impacts or likely significant effects on the protected characteristics of the Neighbourhood Plan area.

A screening opinion for Strategic Environmental Assessment⁷ was issued by East Devon District Council in June 2017 based on a first version of the Neighbourhood Plan and consultation was undertaken with the appropriate statutory bodies by them.

The local planning authority reported that, based on the 1st Circulation Version, “*The conclusion of the assessment is that the CSTGNP is unlikely to have a significant effect on the environment so an SEA is not required to accompany the Plan. It is also unlikely to have a negative impact on any Natura 2000 sites so should not be subject to HRA.*

This report has been sent to the three statutory consultees designated in the Regulations (Historic England, Environment Agency and Natural England) to elicit their views on the findings”.

An email letter was received on the 6th September 2017 from the local planning authority stating “*to date I have received responses from Historic England and the Environment Agency, who were both very complementary about the draft plan and agreed with my conclusion that SEA/HRA is not required. As the three consultees are inundated with screening requests from all over the country, they often are quite late in responding- but Natural England are not usually this late, so I’m doubtful we will receive anything back. I think you should move on with the process and assume SEA/HRA will not be required (as per my recommendation in the screening). If we receive a negative response in the future, we’ll have to address it then, but this would be unusual”.*

East Devon District Council was asked if they could re-affirm their Opinions on the amended Submission Version of the Clyst St George Neighbourhood Plan. This was done by email on the 23rd February 2018. “*I’ve read through and can confirm that our previous indication that the Plan does not require an SEA or HRA still stands.”⁸*

⁶ SHLAA = Strategic Housing Land Availability Assessment

⁷ <http://www.csgnp.org.uk/documents>

⁸ Email from Neighbourhood Planning Officer, East Devon District Council, 23rd February 2018

6. 1st Draft Plan – Informal Consultation

The draft Neighbourhood Plan was ready for informal consultation by May 2017. It was first shared with the local planning authority, East Devon District Council, in May 2017. Several constructive suggestions were made see Appendix A. these were considered by the Steering Group in June 2017. Several changes were made in the light of the local panning authority's comments before the 1st Draft Plan was sent out to local stakeholders and a select group of statutory and strategic bodies (see Appendix B) for their informal comments.

7. Regulation 14 (Pre-submission stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the responsible body on the final draft plan prior to its submission to the Local Authority in advance of their statutory Regulation 16 consultation.

7.1 Drafting the Neighbourhood Plan

The Neighbourhood Plan policies were drafted in close collaboration with East Devon District Council, to ensure that the emerging policies were not in conflict with the National Planning Policy Framework, were aligned to the Local Development Plan and that they were usable in a Development Management context; the Council was also a key statutory consultee under Regulation 14.

7.2 Who else was Consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the statutory bodies listed in Appendix D were consulted on the draft Neighbourhood Plan for Clyst St George thus ensuring we adhered to the requirements of Schedule 1 of the 2012 Regulations.

7.3 How were they Consulted?

The Clyst St George Neighbourhood Plan was sent by email to all bodies and organisations on our consultation list with explanation of what was required for the consultation and the date when responses were required by. All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the course of the consultation the key consultation stakeholders were contacted to enquire whether a response would be made.

7.4 What did the Consultees say?

A summary of the responses is set out at Appendix E.

8. Conclusions

In preparing the Clyst St George Neighbourhood Plan we have made strenuous efforts to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our area.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it not only reflects what local people wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix A of Part 2

1st Circulation Draft Plan – EDDC Comments, May 2017

EDDC Comments May 2017	Reaction/Response
Reference to Strategy 44, para 7.2, should be to 'coastal preservation area' rather than 'coastal protection zone'	Done
CSG2 - you could reword the last para to read more positively Development proposals which lead to the loss of, damage to or adverse impact on these local green spaces will not be supported. Development proposals will be supported where they do not lead to the loss of, damage to or adversely impact these local green spaces.	Not done – as this may be considered too pro-development for areas that we are trying to protect
CSG3 - I think you are missing an 'and'	Done
CSG4 - There is an extra 'and'.	Done
CSG5 - You may want to add 'usually' before 'be supported' as there may be proposals which you wouldn't support e.g. industrial factory farming?	Add 'usually'
CSG7 - I appreciate what you hope to achieve with this policy, but do be aware that some hedgerow works are permitted development. By 'damaged' hedgerows do you mean those hedgerows which have had sections removed to allow access, or would this include replanting/realigning a hedge to create a visibility splay? I feel this policy could be more clearly worded.	Amend to read: <i>Existing hedgerows should be retained, especially those on the side of roads and lanes within the Parish. Sections of hedgerows, regardless of length, should only be removed or realigned to provide proper road and footpath access to development sites. Where such measures are unavoidably required for development to be acceptable, they should include the use of native hedgerow species wherever planting is required.</i> <i>New hedgerows, using native hedgerow species, are preferred as boundary treatments around and within new developments.</i>
CSG8 - From the wording of your supporting text I think you are aware that we do not yet have a local list to add your non-designated heritage assets to. I think you have addressed this in the supporting text and the non-designated assets part of the policy will apply once we do have a list. In the meantime, please ensure that you have clear evidence as to why these assets should be included, as the Examiner may ask to see the justification. Supporting text, 3 rd para ...add 'are' before highly regarded...	Add brief description of each of the " <i>nominations</i> " mentioned in the supporting text. Last point – also done
CSG9 - I would add 'generally' or 'usually' to support, as there may be circumstances where the criteria are met but the development is still felt to be unacceptable.	Add "usually"
CSG10 - I have a concern about this policy because the Local Plan does not consider any of your settlements to be sustainable or suitable locations for additional development and therefore does not permit open market residential housing in gardens. Your policy is more flexible and, whilst acknowledging garden development is not generally supported, establishes criteria against which applications would be assessed which suggests that such development is therefore acceptable subject to the criteria. I think you either need to justify and evidence the circumstances in which garden development would be acceptable in principle, and which then would have the policy applied, or delete the policy so that the Local Plan countryside protection policies apply.	Test community opinion during the next consultation.
CSG11 - I would clarify point 3 to make it clear that any alternative community facility should be needed/supported by the local community e.g. add 'for which there is local support' - I have seen developers try to replace a much-used facility with something totally unsuitable/different and argue it is still a community facility.	Amend to read: <i>"iii. it will provide an alternative community use for which there is local support."</i>
CSG12 - You could clarify point 2 'convenience' with equally accessible to the local community.	Amend to read: <i>"ii. alternative provision of at least an equivalent quality, size,</i>

	<i>suitability, convenience and accessibility within the Neighbourhood Plan Area is made."</i>
<p>CSG18- I sympathise with your position and concerns but I should point out that you will need firm evidence to support this in light of recent Examiner recommendations. E.g. At Bishop's Clyst the Examiner stated:</p> <p><i>BiC11 Off-road Parking Spaces on New Housing Developments</i></p> <p><i>Policy TC9 (Parking Provision in New Development) of the Local Plan requires one parking space for one bedrooomed homes and two parking spaces for homes with two or more bedrooms.</i></p> <p><i>Policy BiC11 seeks to set its own parking standards. These would include the provision of a minimum of two spaces for a one bedrooomed dwelling and three spaces for a three-bedrooomed house. As such, the proposed parking standards are significantly greater than those set out in the Local Plan and as a consequence, Policy BiC11 is not in general conformity with the Local Plan.</i></p> <p><i>The Framework states:</i></p> <p><i>"If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles." (Paragraph 39)</i></p> <p><i>The Neighbourhood Plan does not provide substantive evidence to demonstrate that, in seeking to set significantly different parking standards to those in the Local Plan, it has had regard to Paragraph 39 of the Framework. Furthermore, there is no evidence to demonstrate that the requirements set out in Policy BiC11 are viable, having regard to Paragraph 173.</i></p> <p><i>The Neighbourhood Plan states that the standards set out in Policy BiC11 are aimed at ensuring that local roads do not become any more congested or obstructed by parked cars. Notwithstanding the lack of substantive evidence of existing congestion and obstructions, no evidence has been provided to demonstrate that Policy BiC11 will necessarily achieve these aims.</i></p> <p><i>The Policy does not meet the basic conditions. I recommend:</i></p> <ul style="list-style-type: none"> • Delete Policy BiC11 • Delete Para 10.11 	Test during next stage of consultation.
<p>CSG19 - I support the principle of the policy but feels it needs to be more specific. I would want to avoid a situation where traffic improvements are provided as part of a scheme which would otherwise be contrary to the Local Plan eg as part of a new housing development. I think you are supporting the principle of traffic improvements rather than other development which might enable these</p>	<p>Amend to read:</p> <p><i>"Development proposals specifically aimed at reducing the traffic and parking problems on Clyst Road that have the support of the local community will be supported."</i></p>
<p>CSG20 - You should consider a criterion which prevents the outward expansion of these sites into the surrounding countryside – you could add 'and does not lead to the outward expansion of the site' to the first sentence?</p>	<p>Amend to read:</p> <p><i>"Business development on the business parks listed below (and identified on Map 8) will be supported provided it is in keeping with those uses and business activity already on the site and does not lead to the outward expansion of the site. The"</i></p>

Appendix B of Part 2

1st Circulation Draft - Consultation List of Strategic Stakeholders Consulted

Agencies
Devon CC – Countryside
Devon CC - Education
Devon CC – Highways
Devon CC – Planning
Devon Wildlife Trust
Highways England
Natural England
NHS Plymouth
East Devon – Housing
East Devon - Planning

Appendix C of Part 2

Email Letter to Reg.14 Statutory and Strategic Stakeholders, October 2017

Dear Sirs,

The Parish Council of Clyst St. George has produced a Neighbourhood Plan, and is pleased to ask for your comments, This Regulation 14 consultation runs from the 1st November to the 13th December 2017.

Responses from all consultees will be taken into account before the plan is submitted to East Devon District Council, our planning authority.

Please respond via email; csgnplan@gmail.com using the attached form or by mail to;
CSGNP, Green Orchard, Lower Lane Ebford EX3 0QT.

The Plan and other documents can be found at www.csgnp.org.uk

Yours sincerely

John Manser

Parish Councillor and Chair of N.P. Steering Group.

Attached our Neighbourhood Plan and a comments form.

Appendix D of Part 2

List of Strategic Stakeholders Consulted under Regulation 14

AMEC/National Grid
Bishops Clyst Parish Council
Blackdown Hills AONB
Civil Aviation Authority Directorate of Airspace Policy
Civil Aviation Authority Safety Regulation Group
Devon and Cornwall Police
Devon and Somerset Fire & Rescue
Devon County Council
East Devon District Council
East Devon AONB
Historic England SW
Environment Agency
Exeter International Airport
Exeter City Council
Forestry Commission
Heart of the Southwest Partnership
Highways England
National Trust Devon & Cornwall
Natural England
Network Rail
NHS Devon
RSPB SW
South West Water
Sport England
The Coal Authority
The Planning Inspectorate
Woodland Trust
Woodbury Parish Council

Appendix E of Part 2

Comments Received on Draft Plan (Regulation 14 version)

Date	Respondent	Policy/Aspect	Comment	NPSG Decision
1 Nov 17	SW Water	General	<p>Thanks for this notification and attachments upon which we have no comment but feel to free to contact to us should you have any specific queries we can assist with.</p>	<p>Noted that SW Water has no specific comment to make</p>
6 Nov 17	Amec, Foster, Wheeler for National Grid	General	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p>	<p>Noted that National Grid has no specific comment to make</p>
14 Nov 17	Highways England	General	<p>Thank you for providing Highways England with the opportunity to comment on the pre-submission draft of the Clyst St George Neighbourhood Plan. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the M5 and Junction 30 on the north eastern boundary of the plan area.</p> <p>We are satisfied that the proposed plan policies are unlikely to result in development which will impact on the SRN and we therefore have no specific comments to make. However, in general terms we would note that junction 30 experiences congestion at peak periods as I'm sure you are well aware, and it is therefore important that any development proposals coming forward which have the potential to impact on the operation of the junction include a suitable transport assessment and mitigation measures in line with the requirements of DfT Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development. These comments do not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time</p>	<p>Noted that Highways England is satisfied that the Plan's policies are unlikely to result in development which will impact on the strategic road network</p>
10 Dec 17	Historic England	General	<p>I can confirm that there are no comments that we wish to offer other than to congratulate your community on its progress to date and to wish it well in the making of its Plan.</p>	<p>Noted that Historic England has no specific comments to make</p>
12 Dec 17	Natural England	General	<p>We welcome the emerging Clyst St George Neighbourhood Plan. We do not have any comments to make.</p>	<p>Noted that Natural England has no specific comments to make</p>
14 Dec 17	EDDC	CSG1	<p>Note – blue bullet dot for 'reduce the impact'.</p>	<p>Amend</p>
14 Dec 17	EDDC	CSG3	<p>Note – There is an extra word in the policy – 'and' in the first sentence.</p>	<p>Amend</p>
14 Dec 17	EDDC	CSG17	<p>'For residential development, two off-road car parking spaces for per dwelling should be a minimum. For larger dwellings, above 3 bedrooms, an additional car parking space per</p>	<p>Decided to leave policy as it is because of the significant issues related to on-road parking</p>

			<p><i>dwelling should be provided. A domestic garage should not be counted as a car parking spaces. 'The requirement for two parking spaces as a minimum is contrary to the Local Plan and is not enforceable. We'd suggest this policy needs to be brought in line with the Local Plan. Domestic garages could be counted as a parking space but are permitted conversion under permitted development rights. For this reason you could reword the policy adding that 'new developments that count domestic garages as parking spaces will require a planning condition that ensures the garage is retained as a parking space and does not have permitted development rights'.</i></p>	<p><i>Strengthen supporting statement with additional evidence if possible</i></p>
14 Dec 17	EDDC	CSG20	<p><i>We cannot refuse development based on lack of broadband. Policy CSG20 as it stands is not enforceable. This policy could be rephrased to "should attempt to make adequate" rather than 'will be required to make adequate'.</i></p>	<p><i>Amend policy CSG20 in line with that suggested</i></p>
14 Dec 17	Devon CC Historic Environment Officer	General, Introduction and CSG Parish	<p><i>Page 4 1. Introduction Suggest including the parish location and setting in the introduction. This will help 'set the scene', particularly for any readers not familiar with the parish. For example, Clyst St George is located within the district of East Devon just north-east of Topsham and 4 miles south-east of Exeter. It is set within the valley of the small river Clyst, which joins the Exe at Topsham. Follow with end of para 2.7 about the M5 and A376 – the parish is bounded on the north-east by the M5 and cut by the A376... and para 2.8.</i></p> <p><i>Also suggest including part of paras 2.1 re parish boundaries and para 2.6An introduction to Ebford and Clyst Road here will link to 7.4 and the characters of each can be described.</i></p> <p><i>The parish boundary with Clyst St Mary can be traced in an 11th century boundary charter (Alcock 1971, 25-33) (MDV15511, MDV15501).</i></p> <p><i>Page 5, 2 Yesterday 2.1 Suggest move parts up to Section 1 (see above). This section could be expanded. It is the history and events that have shaped the parish we see today. The history of the parish stretches back much further than the Domesday Book, into prehistory.</i></p> <p><i>Evidence for prehistoric and Romano British occupation has been recorded in the parish in the form of flint scatters (MDV13730 and MDV60431) and cropmarks of enclosures (MDV9953, MDV38885, MDV60789, MDV105552).</i></p> <p><i>Settlement for these periods has also been recorded in the wider area, in the landscape surrounding Clyst St George. For example, evidence for both the Early and Late Neolithic periods has emerged from excavations undertaken at the former Royal Naval Stores Depot at Old Rydon Lane (centered on SX 960903). the same site provided evidence of a Middle Bronze Age field system. Emerging evidence of further prehistoric activity has been found at locations on, and to each side of, a sandy well-drained ridge which extends for nearly 4km along the west edge of the Clyst</i></p>	<p><i>Note historical detail and refer to PC rather than overload the Plan's introduction</i></p> <p><i>Amend "Grade I" to read "Grade II"</i></p>

		<p><i>Valley from the area of Old Rydon Lane (further upstream from Clyst St George) running north towards Monkerton (SX. 96709360). This activity includes part of a settlement of at least three roundhouses dated to the 3rd-1st centuries BC, which were excavated on a gentle south-facing slope of the ridge at Clyst Heath Primary School (SX 95759142).</i></p> <p><i>The place-name derives from the Old English river name Clyst (clear stream?) with the suffix St George from the foundation of the church dedicated to that Saint (Gover et al, 1969/1932 585). The first known documentary record of the 'Saint George' suffix occurs in 1327 (<i>ibid.</i>, 585).</i></p> <p><i>Clyst St George is recorded as Chisewic or Clisewic in Domesday Book of 1086 at which time it was held by one Roger from Ralph of Pomeroy. Immediately prior to the Norman Conquest n 1066, Clyst St George was held in the time of King Edward by the Saxon holder 'Viking'. (Thorn and Thorn 1985, 34.30).</i></p> <p>2.3-2.4 There are also many designated and non-designated heritage assets within the town and parish. NB Lady Seaward School is Grade II NOT Grade I. Include some earlier history of the church. The church with its 15th century tower was almost completely rebuilt in the mid-19th century.</p> <p><i>As well as the church and the school you could pick out some of the more historic listed buildings such as Pound Living which is 17th century in date, also mention the two Scheduled Monuments, 18th-19th century animal pound on Woodbury Road and Clyst St Mary Bridge and causeway; the western end is within the parish. It was at the River Clyst crossing that a two-day battle is thought to have occurred relating to the Prayer Book Rebellion of 1549. Clyst Heath is also said to have been the site of an earlier battle in 1455 (MDV10109)</i></p> <p><i>2.5 Ebford is first documented as Ebworthy in 1465. Its modern name probably derived from the fact that the Clyst is fordable here at low tide (Gover et al, 601). Ebford Manor, a Grade II* listed building, was built in 1710.</i></p> <p>2.7-2.8 Suggest move up to introduction (see above).</p> <p>2.9 Could include references to designated historic assets and examples of non-designated assets here, if not included in previous paras. It is buildings and structures such as these that give the parish its character today. Mention here of heritage assets will link to para 7.4 and to Section 9.</p> <p><i>The presence of heritage assets is unlikely to be a complete constraint on development, but specific development proposals will require pre-determination archaeological investigations to inform master planning and programmes of archaeological mitigation, and/or be the subject of archaeological recording conditions.</i></p>	
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			<p><i>2.12 Could introduce green infrastructure here, e.g. creating trails to open spaces, cycle trails etc. this can than link to sections 7 and 10.</i></p> <p><i>Generally The plan would greatly benefit from the inclusion of photos highlighting the differing characters of the parish. A historic map would be a good addition perhaps the 1830s-40s tithe map and compare to modern mapping.</i></p> <p><i>Further information</i></p> <p><i>The Devon County Historic Environment Record (HER) records that the plan area contains the following</i></p> <table> <tbody> <tr> <td><i>Designated Heritage Assets</i></td><td><i>25</i></td></tr> <tr> <td><i>Grade I Listed Buildings:</i></td><td><i>0</i></td></tr> <tr> <td><i>Grade II* Listed Buildings:</i></td><td><i>2</i></td></tr> <tr> <td><i>Grade II Listed Buildings:</i></td><td><i>21</i></td></tr> <tr> <td><i>Scheduled Monument:</i></td><td><i>2</i></td></tr> <tr> <td><i>Registered Historic Park/Garden</i></td><td><i>0</i></td></tr> <tr> <td><i>Locally Listed Assets</i></td><td><i>0</i></td></tr> <tr> <td><i>Conservation Areas:</i></td><td><i>0</i></td></tr> <tr> <td><i>Assets on the Heritage@Risk</i></td><td><i>0</i></td></tr> </tbody> </table> <p><i>Register</i></p> <p><i>Non-designated Heritage Assets c.112</i></p> <p><i>Historic Landscape Characterisation indicates that the historic core of the town is surrounded by 'Barton Fields' likely to have been laid out in the medieval period but substantially organized in the post-medieval period shown by the straight field boundaries. There are also patches of medieval strip enclosures and orchards.</i></p> <p><i>Information on the historic monuments and buildings within the parish of Clyst St George can be found on The Devon Historic Environment Record (HER). This is available on Heritage Gateway - http://www.heritagegateway.org.uk/gateway/ and also on the Devon County Council Environment Viewer - https://new.devon.gov.uk/historicenvironment/.</i></p> <p><i>Information on Historic Landscape Characterisation can also be found at https://new.devon.gov.uk/historicenvironment/.</i></p>	<i>Designated Heritage Assets</i>	<i>25</i>	<i>Grade I Listed Buildings:</i>	<i>0</i>	<i>Grade II* Listed Buildings:</i>	<i>2</i>	<i>Grade II Listed Buildings:</i>	<i>21</i>	<i>Scheduled Monument:</i>	<i>2</i>	<i>Registered Historic Park/Garden</i>	<i>0</i>	<i>Locally Listed Assets</i>	<i>0</i>	<i>Conservation Areas:</i>	<i>0</i>	<i>Assets on the Heritage@Risk</i>	<i>0</i>	
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14 Dec 17	Devon CC Historic Environment Officer	CSG2	<p><i>Page 14, 7. Sustainable Development Policy CSG2 Local Green Space. Suggest referring to your local green spaces in the overview. Green Spaces contribute greatly to the Devon County Council Health and Wellbeing Strategy.</i></p> <p><i>The setting, grounds and orchards, of individual historic farmsteads could also be enhanced and linked to green infrastructure/biodiversity networks through the replanting of parkland and orchards.</i></p> <p><i>Any remains of medieval fields and associated paths and lanes should be protected and enhanced.</i></p> <p><i>Having good access from the village to the surrounding countryside can benefit the community and visitors in all manner of ways including contributing to health and well-being. If necessary, enhancing the footpaths, cycleways and bridleways will make them more</i></p>	<i>Consider how to include further text about the value of green space and green infrastructure</i>																		

			<p><i>easily accessible ensuring their protection for future generations.</i></p> <p><i>Links to the open spaces should be created to ensure ease of access and avoid open spaces being cut off by development.</i></p> <p><i>Many towns and villages around the country are reinstating some of their orchards and creating community orchards, which a parish such as Clyst St George could benefit from. The Orchard Project works in partnership with communities to plant, manage, restore and harvest orchards in community areas. This link provides further information http://www.theorchardproject.org.uk/.</i></p>	
14 Dec 17	Devon CC Historic Environment Officer	CSG3	<p><i>15 Policy No CSG3 Flood Risk Positive management of historic water features, such as the Clyst floodplain and dispersed watermeadows, could be linked to biodiversity and modern water management infrastructure.</i></p>	<p><i>Include reference to the link to bio-diversity and modern water management infrastructure</i></p>
14 Dec 17	Devon CC Historic Environment Officer	CSG7	<p><i>23, Section 8 Natural Environment Policy No CSG7 Hedgerows note 12. A hedgerow is also considered important if it or the hedgerow of which it is a stretch has existed for 30 years or more (The Hedgerows Regulations 1997, Regulation 4).</i></p>	<p><i>Add detail of further regulation in footnote</i></p>
14 Dec 17	Devon CC Historic Environment Officer	BE and H Introduction	<p><i>Section 9 Built Environment Aims This appears to be the first use of the term 'heritage assets'. In addition to using the term in section 2 above, suggest also refer to 'heritage assets' in 9.2 and 9.3. Perhaps insert something along the lines of 'Safeguarding the natural and historic environment and the rurality of the Parish'. 9.2 and 9.3 Suggest also refer in sections 9.2 and 9.3 to some of the parishes important non-designated heritage assets listed under policy CSG8 Local Heritage Assets.</i></p> <p><i>Objectives Distinguish between National and Local heritage assets.</i></p> <p><i>Farm buildings are also heritage assets, part of a dwindling stock of historic agricultural buildings and often associated with a listed farmhouse. Conversion, where allowed, should be sympathetic to the setting in which the building stands.</i></p> <p><i>Explanation/Justification Be more positive about your surviving heritage assets. Suggest rewrite to read something like ...The area is steeped in history and has many surviving heritage assets. Ebford manor is a Grade II* listed building. The Parish Church, the Old Rectory and the Manor House may be considered as outstanding Grade II listed buildings. In addition, there are several humbler buildings including farmhouses and cottages in the parish which are also listed Grade II.</i></p>	<p><i>Noted comment but no change should be made to community-agreed aims and objectives</i></p>
14 Dec 17	Devon CC Historic Environment Officer	CS and R Introduction	<p><i>10 Community spaces and Recreation Many aspects of the village and surrounding landscape mentioned in the neighbourhood plan could be emphasized using heritage/natural environment trails. The trails can help connect the urban and rural settings. For example, the early origins Clyst St George can be contrasted with the prehistoric</i></p>	<p><i>Refer suggestion to Parish Council</i></p>

			<i>indicators in the rural landscape. The trails could be in any form such as a guide book, signage, engraved stones and public art. The heritage trails bring together community participation, encourage ownership of the area and adds to community development. Developers should be asked to include appropriate enhancement of trails within the design of new developments and/or through contributions to developing the 'virtual' trail.</i>	
5 Jan 18	Env. Agency	General	<i>We are broadly supportive of the vision, objectives and policies set out within the draft Clyst St. George Neighbourhood Plan. The plan acknowledges that a significant portion of the parish is designated as a 'green wedge' (7.3), within which the majority of the parish's floodplain is located. We support this area being incorporated into the future Clyst Valley Regional Park where possible. We welcome the Sustainable Development aims and objectives, especially those to protect valuable green spaces and to address and minimise flood risks. We support the inclusion of policies CSG1 (sustainable development), CSG2 (local green spaces) and CSG3 (flood risk).</i>	<i>Include references to the Environment Agency's support of aspects of the Plan</i>
5 Jan 18	Env. Agency	CSG3	<i>With regard to the flood risk policy CSG3 we would encourage the adoption of a bolder policy which seeks not just to ensure no increase flood risk but to seek better management and where possible a reduction in flood risks. We are pleased to see that CSG3 also includes the need to address foul drainage which is important from a water quality perspective too. We are also supportive of the natural environment related aims and objectives. The policies address trees, woodland and hedgerows in the parish. However, whilst Map 5 shows the linear County Wildlife Site which corresponds with the floodplain of the River Clyst, the plan has not explicitly indicated coastal and floodplain grazing marsh (a 'Priority' habitat) as a habitat to protect or enhance. It is also noted that the plan does not specifically refer to water quality issues except for within the definition of SuDS in the glossary where water quality is listed as a benefit of SuDS alongside flood risk, amenity and biodiversity. At present the lower River Clyst (in common with many of East Devon's rivers) is only considered to be a moderate ecological status and is failing for phosphate and macrophytes/phyobenthos. These are elements which are indicative of high nutrient levels, which are derived primarily from agricultural pollution and discharges from sewage treatment facilities. Acknowledgement of these matters would further support the inclusion of the foul drainage requirements in policy CSG3.</i>	<i>Extend policy to seek better management and where possible a reduction in flood risks</i> <i>Include reference in the supporting text to the moderate ecological status of the Clyst as further justification for policy CSG3</i>