

BISHOPS CLYST PARISH COUNCIL



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23 September 2011

Ms Hannah Whitfield
East Devon District Council
The Knowle
Sidmouth, EX10 8HL

Dear Ms Whitfield

Comment on Local Development Framework Panel (2 Aug 11)
Future Development of Clyst St Mary

The 5% increase in dwellings proposed by EDDC for hub settlements for the period up to 2026 amounts to about 16 for the village of Clyst St Mary.

Planning permission has already been granted for 13 dwellings at Bridge House (the old Pratt's Yard) and for a conversion of the old Maltsters Arms from one to five dwellings, giving a total of 17 dwellings already in the pipeline.

However, the Council is mindful of the pressure for land around the village, conveniently close to the motorway, to be allocated piecemeal for commercial development. Also there have been recent proposals for islands of housing development along the Sidmouth Road, which if ever pursued, would result in groups of housing isolated from village facilities.

A more sensible approach would be, following discussions between the Parish Council and the District Council, to redraw the building line around the village to allow planned development enlarging the hub settlement with any appropriate facilities in a balanced way.

Planning permission for a commercial development has recently been granted at Enfield Farm just outside the village. To complement this, the Council would like to renew the proposal (made in 2008) to consider the two fields east of the village hall and south of Milldown fronting on to the Sidmouth Road (marked on the accompanying map) as a possible site for future housing development. The area of the two fields is about 3 hectares and assuming a building density of about 30 houses per hectare (the approximate density of Manor Park), the land would provide space for about 90 dwellings. The normal target of 40% affordable housing is felt to be appropriate for any future development.

Yours sincerely

Juliet P White (Mrs)
Clerk & RFO to the Parish Council

CC Matt Dickins, Claire Rodway

CLYST ST MARY

PROPOSED AREA FOR HOUSING DEVELOPMENT

