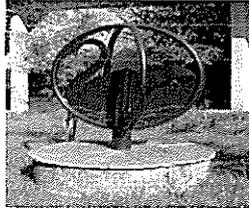


BISHOPS CLYST PARISH COUNCIL



Chairman: Cllr M Norman
(Tel: 01392 877012)

Clerk & RFO to the Council

Mrs Juliet White

Ringmer

Culver Close, Bradninch

EXETER, EX5 4NY

Tel: 01392 881256

e-mail: juliet.white@homecall.co.uk

website: www.bishopsclyst.btck.co.uk

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 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.

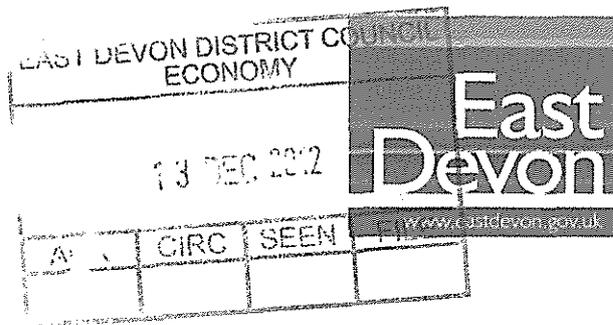
Yours sincerely

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

CC Matt Dickins, Claire Rodway

CLYST ST MARY





Preferred Site/Sites Response Form

Name of Parish	Bishops Clyst
Name of Settlement	Br Bayliss fields to the east of the Village Hall.
Clerk Contact Name	Mrs Juliet White
Contact Address	Ringmer Culver close, bradninich Exeter EX5 4NY
Tel. No.	01392 881256
Email:	clerk@bishopsclyst.eastdevon.gov.uk

Parish Councils should have considered all sites and identified the preferred site/s of the local community to accommodate the housing numbers identified in the emerging East Devon local Plan. We will leave the process for this up to Councils but it should be open and transparent and fully informed by consultation with interested parties (including residents, landowners and businesses).

As a minimum please confirm that:

1. A public exhibition was held on ...12th November 2012..... at which the A1 Plans showing constraints and possible alternative sites were displayed.
2. Parish Councillors were available to answer questions and comments were recorded and these, with any other material received, are submitted to the District Council with this form.
3. The exhibition was advertised on the Parish notice board, Parish magazine and website.

The Preferred Site/s are as follows (Please also indicate the site/s or part of sites on an OS map):

Please find enclosed an o/s map of the village. This map indicates the proposed development sites and the New proposed Boundary for the village.

Please provide a written summary of the process followed **and the reasoning used to determine the preferred site/s. This will be included in a report to the Development Management Committee early in the New Year.**

The site chosen has already been agreed by the parish council for possible development some years before. The owner of the land has recently had a public consultation with the villagers regarding the development of his land and the proposed layout including the number of dwellings and access arrangements to it.

The parish had agreed a future development of a possible 90 dwellings on this land some years ago in the village local Plan. The land owner has indicated that no more than this will be developed on this site.

Please return this form together with all information by Friday 30 November 2012.

Please return to:

Planning Policy
East Devon District Council
Council Offices
Knowle
Sidmouth
Devon EX10 8HL

Thank you.

Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to crodway@eastdevon.gov.uk

Settlement Name.....Clyst St Mary..... Site: Dr Bayliss fields to the right (east) of the village hall

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	<p>The site is positively located. Site is 400m from the local church. The main road has lighting and a pavement/cycle route running along it to the village centre. The site is approximately 250m from bus stops for either direction. The site is approximately 800m from the local post office and shop.</p>
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	<p>The site is located beside the local playing field and village hall. This site is also within 600m of the village School.</p>

4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	No clinic or healthcare facilities are available in the village but these are assessable via local bus routes.
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	This site will be set back from the main road behind existing hedges, noise levels are low.
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	Neutral impact as there is no historic building near to it. Green open fields are located to the side and behind the development.
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from 	This site is green field and has not been developed on. With the village hall to the west of the land and green fields to the north and east.

	adjoining properties?	
10.To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	The site is located to the north of an existing housing estate on the other side of the main road. This site is a natural extension to the village boundary.
11.To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	Negative impact.
12.To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	Site is within 250m of bus stops to transport in either direction.
13.To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	This site is not within a flood area as it is at the top of the village. The drainage for this site is suitable for connection to the main drainage system located close by.
14.To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	
15.To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	This site is located at high level to the village centre.
16.To ensure that energy consumption is as efficient	This is unlikely to be relevant at this stage	

as possible		
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	With a large amount of industrial sites and new office developments within a 5 mile radius of the village then employment opportunities are high.
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations

.....

.....

.....

.....

.....

.....

.....

.....

Have you attached additional information?

Map of Clyst St Mary to include proposed site (marked as two bold purple crosses) and new boundary of the village (shown as a bold purple line).

Clyst St Mary

Key: Strategic Housing Land Availability Assessment (SHLAA)

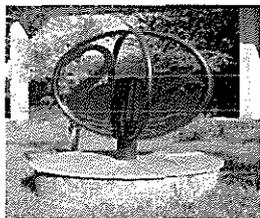
- Not Developable
- Developable
- Not Yet Reassessed
- Built Up Area Boundary



1:1,000



BISHOPS CLYST PARISH COUNCIL



Clerk & RFO to the Council
Mrs Juliet White

Chairman: Cllr M Norman

website: www.bishopsclyst.btck.co.uk

29 June 2012

e-mail crodney@eastdevon.gov.uk

Miss C Rodway
Senior Planning Officer
East Devon District Council
Council Offices
Knowle
SIDMOUTH
EX10 8HL

Dear Claire

Possible Village Development Sites – Clyst St Mary **Response of Bishops Clyst Parish Council**

The Council has taken as a general principle that scattered developments should be avoided and the aim should be for a reasonably compact development of the village. Also, that any new developments should have good access from main roads rather than along back lanes.

Comments on Individual Sites (please see attached plan with numbers that correspond to these numbered comments).

- (1) Bishop's Court:** A planning application has already been made on this site and permission refused by EDDC. The committee felt that anyway the access along Bishop's Court Lane was inadequate and the site too remote from the village. **Unsuitable**
- (2) Land adjacent to Bishop's Court Lane:** This site would be suitable for future development following any development along the Sidmouth Road, which would allow access through to this site. The size of this site in addition to development along the Sidmouth Road would require a corresponding increase in capacity at the village primary school. **Suitable**
- (3) Parish Council proposed site adjacent to Sidmouth Road:** **Suitable** (see also note on this site below*)
- (4) Land adjacent to Sidmouth Road (extension to site 3):** This would be suitable as a future extension to the Parish Council proposed site. **Suitable**
- (5) Land south of Winslade House:** Part of the area in this site is land reserved for recreational use. Much of the rest is land that is shown on EDDC plans as prone to flooding. **Unsuitable**

(6) Land west of Oil Mill Lane, north of the Grindle Brook: Planning permission has recently been granted for development of this land for a rugby training field. However, should this site ever be considered for housing development, the same considerations of flooding and restricted access via Old Mill Lane, referred to in the comment for site 7, would apply.

Unsuitable

(7) Land west of Oil Mill Lane, south of the Grindle Brook: Part of this site, being adjacent to the Grindle Brook, is prone to flooding. Access to it is only available via surrounding fields and access to the vicinity is via Oil Mill Lane, which is unsuitable for any substantial traffic.

Unsuitable

(8) Enfield Farm: Planning permission has recently been granted for commercial development on this site. Should this site ever be considered for housing development, the site would be considered as too far from the village to be suitable. **Unsuitable**

(9) Remaining land east of Oil Mill Lane: This is too remote from the village to be desirable for development. Access from the narrow Oil Mill Lane would be unsuitable, so the only acceptable access would be from the Sidmouth Road. **Unsuitable**

(10) Cat Copse: The northern part of this site is ancient woodland and should not be disturbed. Also, somewhere in the site is an anthrax burial and for this reason the whole site is best left undisturbed. The site is, anyway, quite remote from the village, and any further development in this area should be discouraged. **Unsuitable**

***(3) Note on the site proposed by the Parish Council:**

The figure of 90 dwellings associated with this site is a rough estimate based on current housing density figures and also the density achieved at Manor Park. The proposal for this development by the Sidmouth Road should be taken as a proposal to develop two fields and not as a proposal for a specific number of dwellings. The Parish Council would welcome advice from East Devon District Council on a figure for this site based on their knowledge of what would be realistic.

Without being prescriptive, the Parish Council would also like to have an input into the type of development that should go on the site (size of dwellings, affordable housing, access roads, green spaces etc.). This could be achieved by means of a neighbourhood plan, but this would be at great cost and time for the Parish and the District Council. The preferred approach would be for a joint policy statement on the development to be included in the Local Plan as a basis for judging any planning applications for the site. We would ask that, at the appropriate stage in the process, the District Council liaise with the Parish Council to draw up such a policy.

Yours faithfully

Juliet P White
Clerk to the Parish Council