

CLYST HONITON NP SITE ALLOCATION PROCESS: APPENDIX 21

The Neighbourhood Plan (NP)Area: Community Needs and Gaps in provision.

The community survey (NP Appendix 22 and community consultations (NP Appendix 3) provided information on how locals view the NP Area and their needs and thoughts as to the future development of this area. The Steering Groups research provided further evidence of what the NP Area had and where gaps in provision exists. This data was utilised as a 'shopping list' for the type of sites required to meet the needs and vision of the community. This list was used to produce the Call for Land application form (Appendix 21A) which was sent to all Landowners after a Business and Landowners event at Flybe Academy. The Call for Land application form ensured that all sites involved in the NP process were submitted to specifically address one or several of the land uses specified. The Call for Land process resulted in a large number 22 sites coming forward. Further assessments such as the AECOM Sites Option Assessment (NP Appendix 9), Housing Needs Assessment (Appendix NP 12), Housing Needs Survey 9 (NP Appendix 6) and Viability Assessments (NP Appendix 11) all fed into the site Allocation process. The site allocation process is detailed in this document.

Sustainability

Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs. How each sites contribute to achieving sustainable development underpins the site allocation process. The location and how the site is developed are key determinants of how the site provides benefits to all aspects of sustainable development i.e. social, environmental and economic issues. At the Heart of the NPPF (2023) is the presumption in favour of sustainable development. Paragraph 8 sets out the three overarching objectives which are interdependent and need to be pursued ion mutually supportive ways.

The three overarching objectives are:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to contribute to protecting and enhancing our*

natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NP Steering Group (SG) used these aspects of sustainable development to help assess the sites coming forward and to enable the progress of the sites in the NP process. The Steering Group included the three sustainability objectives when assessing sites.

Sustainability was not only utilised to progress sites but were key determinants as to why sites were withdrawn from progressing in the NP by the SG. For example, the decisions made by SG was for Policy SA1 to be excluded from the Reg 16 Draft Document for the following reasons:

- Level of topographical mitigation required for this site to come forward;
- Lack of safe vehicular access;
- Level of community support from consultations and at the Reg 14 consultation;
- Lack of an alternative allotment site.

In this case the environmental and social sustainability objectives were not being met. These and other issues led to the decision for this site to be withdrawn. Externally generated reports supporting the site allocation process (e.g., AECOM Sites Appraisal) also include sustainable development information. The Strategic Environmental Assessment (SEA) (NP Appendix 1) and the Habitats Regulation Assessment (HRA) (NP Appendix 2) provide detailed information of the environmental impacts, and the Basic Conditions Statement (BCS) NP Appendix 5) provides details of how the Plan contributes to the achievement of sustainable development.

A summary of the allocation of sites in the NP.

In the Call for Sites process 24 sites were submitted for consideration for the Clyst Honiton NP. Seven residential sites and one mixed site went out to public consultation of which three progressed into the Reg 14 Draft. In the Reg 16 Draft only one housing site remained.

Outside the Call for Land process further sites were selected to go forward into the Reg 14 Draft NP. One site providing land as a public amenity space (policy NE3) and four sites for allocation as local green spaces (NE4) one site providing alternative allotments (Policy C3) and three economic sites in Policy E4.

Post Reg 14, Policy SA1, SA3 and C3 all containing sites were withdrawn, and Policy E4 was amalgamated with E3. This amalgamation meant that the three economic sites rather than being detailed separately with specific site requirements were now just listed within a general economic policy (Policy E3).

Figure 1 provides a summary to show:

1. The number of sites put forward for the seven different types of land use on the Call for Land form.
2. How the sites were assessed.

3. The sites which progressed from Reg 14 into the Reg 16 Draft.

Sites from the Call for Land process	Site Assessment/s	Reg 14 Sites and Reg 16 Sites. Those in bold were deleted.
<p>Residential 9 sites were put forward by landowners. (one housing site could accommodate economic development and was placed in mixed development see below) 8 sites</p>	<p>AECOM Site Appraisal for 6 of the 9 sites. Viability Assessment for 3 sites.</p>	<p>Reg 14 contained 3 sites SA1 SA2 and SA3. Policy SA1 and SA3 were deleted from the NP. Policy SA2 progressed but was relabelled to SA1.</p>
<p>Economic Sites: No sites were put forward. Three existing business sites in the village were approached by the NP Steering Group. 3 sites</p>	<p>Community consultation triggered the need for these sites to be enhanced and or further developed. The community supported enhancement of these sites. The Reg 14 contained all three sites in Policy E4: Business sites in Clyst Honiton Village.</p>	<p>The Reg 14 contained all three sites. Policy E4: Business sites in Clyst Honiton Village. Policy E4 was deleted and there was an amalgamation of E3 and E4 into E3 Reg 16 Policy E3: Opportunities for new and improved business development in Zone A, in which the three business sites were listed.</p>
<p>Mixed Development Sites One site was able to accommodate housing, economic spaces as well as a</p>	<p>Assessed by AECOM and Stratton and Creber.</p>	<p>The site was put forward and was supported by the community. At Reg 14 Policy SA3 included this site. Site SA3 was deleted from the NP. In order to support the development of a community building a new Policy C2 was</p>

<p>community building. 1 Site</p>		<p>submitted in the Reg 16 draft. The Reg 16 policies were adjusted to ensure support and the development of this site in the future for housing, economic spaces and a community building.</p>
<p>Local Green Space Sites No sites were put forward by landowners, but areas were specified in the survey and in community consultations. 5 sites</p>	<p>Local green spaces in the village that provided community access were mapped by the Steering Group. Five sites were selected and supported in consultations and were included in Reg 14. Policy NE4 allocated four Local Green Spaces. An additional site was selected to be land safeguarded as public amenity space: NE3 River Clyst Park.</p>	<p>At Reg 14, Policy NE4 allocated four Local Green Spaces, and one site was selected to be land safeguarded as public amenity space: NE3 River Clyst Park.</p> <p>NE3 and NE4 progressed into the Reg 16 Plan.</p>
<p>Green Corridors No sites were put forward. 1 site came through the NP process and in Green Infrastructure Strategy GIS. (NP Appendix 13) 1 site</p>	<p>The Steering Group mapped a green landscape corridor which provides the Village with a visual barrier and a noise buffer from the A30 Bypass. This was supported in community consultations, and in the GIS and was included in Reg 14 Policy as NE2.</p>	<p>Reg 14: Policy NE2 River Clyst Park.</p> <p>NE2 progressed into the Reg 16 Submission document.</p>

<p>Traveller sites No sites were put forward.</p>	<p>No land was provided for this use and the Steering Group agreed that such provision should be provided by the District Council.</p>	
<p>Other. 6 sites were put forward.</p>	<p>6 sites in Zone B were provided. All these sites contained existing buildings/ structures. All these sites were put forward for re development. Such re development included the following: live-work units, holiday accommodation, self and/or custom residential builds. The Steering Group decision was to not allocate these sites but to allow maximum development flexibility through development policies. At Reg 14 development of these sites were to be facilitated by policies E1, E2 and H1</p>	<p>Reg 14 development of these sites were to be facilitated by policies E1, E2 and H1</p> <p>Policies E1, E2 and H1 progressed into the Reg 16 Plan.</p>
<p>Total number of sites 24</p>	<p>11 sites in Reg 14 Document</p>	<p>6 sites in Reg 16 Document</p>

Figure 1: A summary of the progression of sites in the Clyst Honiton NP.

The progression of every housing site in the NP process up to Reg 14 is presented in Tables 1 to 9. These tables show how each site progressed in the site allocation process and at what point sites were withdrawn and why. It is to be noted that these tables terminate at different stages in the NP process.

Groups involved in the Site Allocation Process:

The NP Steering Group. (SG)

Background

The NP Steering Group was formed by Clyst Honiton Parish Council (the Parish Council) to manage the preparation of a Neighbourhood Plan for the civil parish of Clyst Honiton. The members of the Steering Group were Parish Councillors and parishioners with a minimum 50 % split. Extra parishioners were invited onto the group for different stages of the process which resulted in more parishioners than councillors. The Steering Group was led by volunteer Janvrin Edbrooke, who was the NP and Neighbourhood Development Lead.

The NP Steering Group had a major decision-making role in the site assessment process and this group made key decisions at set phases in the process.

Responsibilities

The Steering Groups are advisory bodies and as such will make recommendations to the Parish Council. The groups will undertake the following, subject to the approval of the Parish Council:

- Prepare and implement a programme for producing the Neighbourhood Plan and Neighbourhood Development Order (NDO);
- Work with officers from East Devon District Council to ensure that the Plan conforms to national and local policies;
- Ensure that all members of the community and other relevant bodies are fully involved in the process through community consultation events and that all relevant information is published on the Parish Council's website;
- Obtain evidence required to support the policies of the Neighbourhood Plan;
- Prepare a draft Reg 16 Neighbourhood Plan and Appendices. These documents are to be drafted utilising feedback from the Reg 14 public consultation.

Landowners

Landowners were invited to provide sites for specific land uses in a Call for Land process (See Appendix 21 A). The need for such sites came about through community consultation and the work of the Steering Group. The Steering Group also privately contacted landowners when specific sites were required to meet the needs and requirements of the community.

Throughout the process landowners have been included and updated. Initially landowners were contacted and informed through generic landowner's updates (See

Appendix 21B). As the site process advanced, landowners whose land progressed in the NP were contacted personally by email, rather than via a Landowners update publication. This was because each site progressing in the NP was specific and a personal response was required.

The Landowners had to agree on the content of their site at various stages. Landowners were also informed on why their sites were being withdrawn from the NP process. In the early stages of the Call for Land process, especially when the AECOM report was sent to landowners there was a good return rate on forms being completed to verify site acceptance and or withdrawal.

Landowners were offered full confidentiality up to the point when their sites were revealed in the public consultation events.

Sites progressing into the Reg 14 draft were released into the public domain as the Reg 14 Draft document went out to consultation. Landowners were informed of their final site policy prior to submission to EDDC in January 2024.

Organisations providing Advice and Evidence

The following groups have provided advice and evidence in the Site allocation process are:

- Community of Clyst Honiton Parish to include those who live and work in the Parish.
- Community Organisations and groups
- Statutory Organisations
- AECOM: Site Assessments, SEA, HRA,
- Stratton and Creber
- Health Check Report
- EDDC Officers
- Planning Aid

Material and advice from these groups has been utilised in the decision-making process in the allocation for Sites in the Clyst Honiton NP.

Site Allocation Process:

In the Clyst Honiton Neighbourhood Plan Survey report (2014) (Appendix 21C), the residents were not averse to new housing and felt that more people and a variety of housing types would increase community vibrancy and sustainability. In the analysis of the survey, it became clear that to meet the community needs that allocating houses would help to:

- Balance the existing housing stock.
- Provide a number of 1 and 2 bed properties to attract the young and provide smaller properties for the ageing village population to downsize and stay within the village.

- Provide a community building. To look at sites bringing forward more than 3 houses to utilise Community Infrastructure Levy funding critical in providing Clyst Honiton with its much-desired Community building, and/ or a site where housing delivered a new community building.

The survey and “Voice Events” and community consultations (NP Appendix 3) revealed as well as housing sites other types of sites which were addressed in the Call for Land process as shown in Fig 1. The bullet points below show the various stages of the site allocation process for Housing.

- Call for Land.
- Public Consultation of Housing Sites
- AECOM site appraisal for Housing Sites
- Airport legislation on Sites
- Selection of Sites for Draft NP (all Sites)
- Technical Documentation to inform site selection and policy wording: Site viability, Housing Needs Assessment, Housing Needs Survey, Noise Assessment, Commercial Assessment. (Housing sites and the mixed development site) etc
- Public Consultation of Mixed Development site.
- Selection and content of the Reg 14 site policies.
- Reg 14 consultation and feedback received on all sites.
- Selection and content of policies in the Reg 16 submission.

Sites Allocated for Housing.

The Call for Land provided nine sites for housing within and or adjacent to the village.

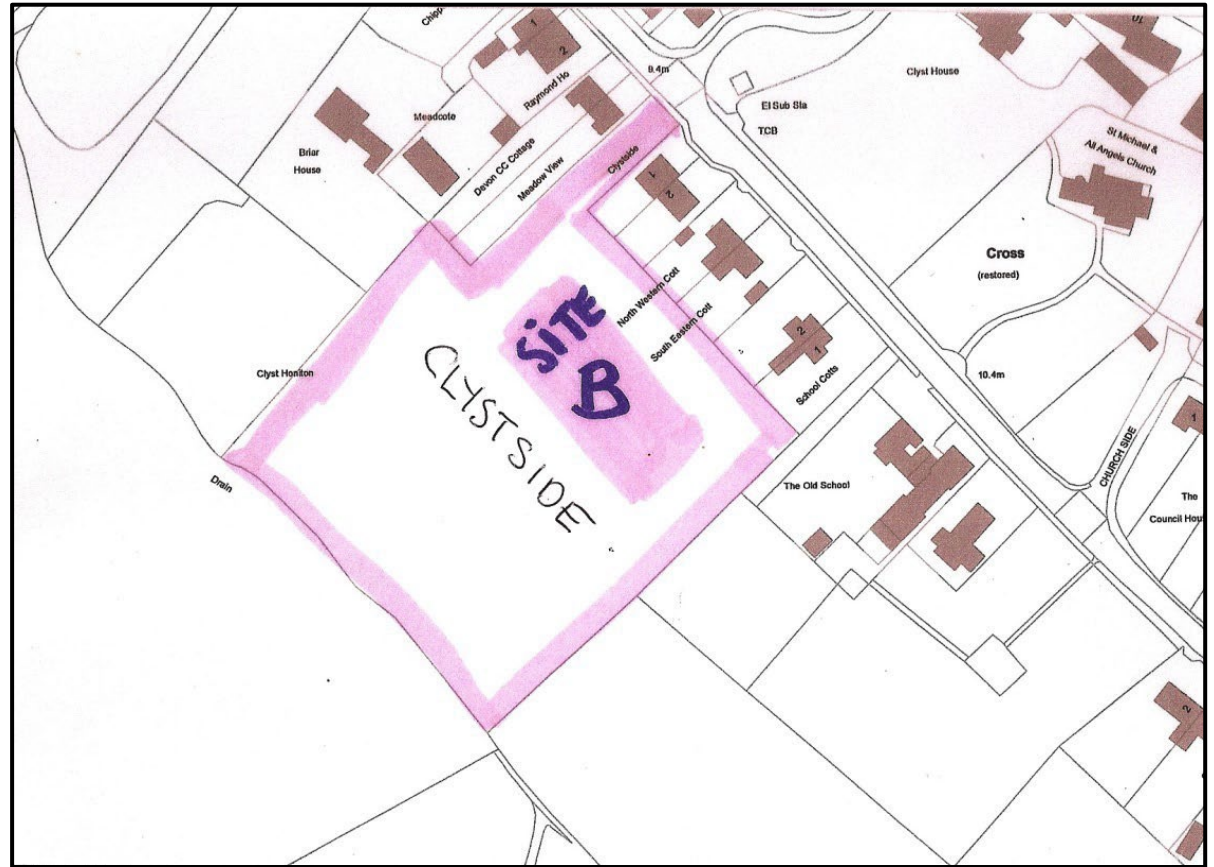
Sites Public Consultation Events.

Two consultation events took place to enable the community of the Parish both those working and residing to vote and make comments on the potential NP sites. The first sites consultation took place at the Revel Fayre with sites being exhibited in a gazebo. As well as explanations (See Appendix 21 D) the seven sites were presented in a set template as seen below. (Full set in Appendix 21E)

SITE B: CLYSTSIDE SITE

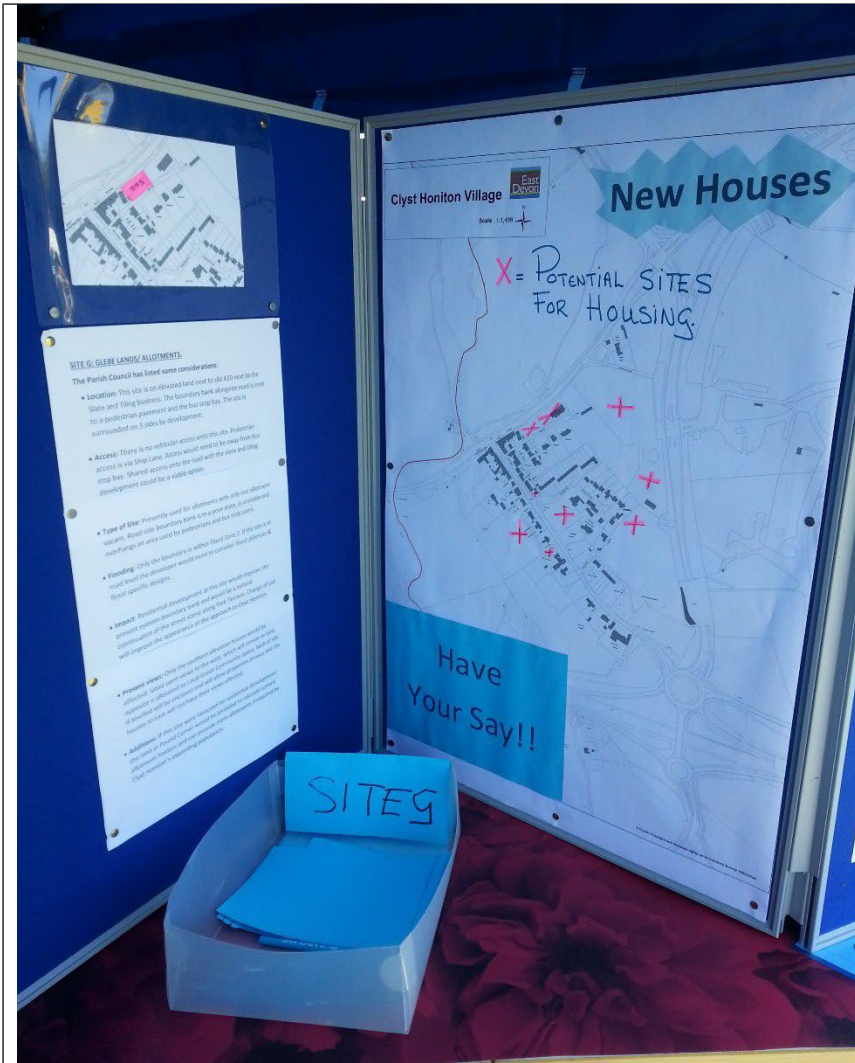
The Parish Council has listed some considerations:

- **Location:** Central in village.
- **Access:** Exists onto village road.
- **Type of Site:** Level site – good location for low level housing for elderly, starter homes, 1 and 2 bed properties subject to Viability consideration.
- **Flooding:** Not all the site can be used for housing as some of the land is in Flood Zone 3 -Unsuitable for housing. Developers will have to invest in flood defences & implement flood specific designs subject to Environmental Agency feedback and viability.
- **Impact:** Visually not high impact as located behind the houses along the airport road. Looking for the site to have predominately single storey houses.
- **Present Views:** 6 houses will lose field backdrop but will retain views into the distance.
- **Additions:** Looking for developer to provide pavement access and a car park for parish field community facility users.



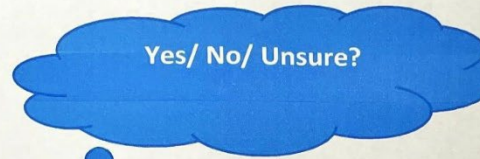
The Consultees filled out a form providing a yes/ no answer and space for reasons/ comments. Each housing site was presented on one presentational board as seen in Figure 2 below.

Figure 2 displays showing one site, the location of sites and feedback guidance.



FEEDBACK

Do you support the proposed sites?



- Please provide written feedback on each site.
- Please give us your comments: **positive** feedback as well and your **views/ issues** on each of these sites.
- Below each site is a coloured comments slip. Please fill and place in the correct site box.
- **Alternatively go to JANRIN** and she will write your comments down.



Figure 3 Housing information and sites in the gazebo

The sites consultation could be completed by the community in numerous ways : Attend the Revel Fair Call for Sites Exhibition (see Figure 10) or completed the Clyst Chatter Form , email the Chair of the Parish Council and via the website. There were also a planning application type posters placed on all sites and for any feedback to go the Chair of the Parish Council. Feedback forms were also accepted over a period of time at the every Wednesday community coffee morning meetings. The sites were labelled using letters were:

- **Site A: The fields alongside the Bypass but not in the Airport Public Safety Zone**
- **Site B: Clystside field behind school cottages, NW & SE cottages and 2 bungalows. Gateway opposite St Michaels Hill Road junction**
- **Site C: Clyst House Site the old rectory next to church**
- **Site D: The Slate and Tiling Site on old A30**
- **Site E: Garage plot at the bottom of St Michaels Hill.**
- **Site F: The old school yard opposite the Church**
- **Site G: The Allotment Site**

A further site Briar House (Site H) was submitted late and was taken through the same process in the next Revel Fayre.

Site A: Bypass 90 % of the community who voted, supported the allocation of this site for Housing. This site was seen as the best option for development. It was the only site that was separated from the rest of the village, so the high level of approval could be because the site was for most villagers “NIMBY”. However, comments received were informative. Feedback saw the site integrating into the village without impacting current properties and that access into the village could be via several routes. It was regarded as the best and only site to create enough houses to generate funding for a community facility.

Site B: Clystside 28 % of the community who voted, supported the allocation of this site for Housing. This site was deemed inappropriate for housing and a community facility due to flooding. 100 % of the No votes sited flooding and some with humour “A site which Floods to a good depth – only house boats please.”

Site C: Clyst House 47 % of the community who voted, supported the allocation of this site for Housing. The responses to this site ranged from yes to no but most were about a reluctance for development to go on this site. Comments were about development on this site spoiling the look and feel of the village with most agreeing that it would be a shame to build houses here. Some were in favour of some housing but that design, integration of houses on the plot was vital.

Site D: Slate and Tile 86 % of the community who voted, supported the allocation of this site for Housing. Responses to housing on this site were short and sweet and positive. Some comments focused on design and the potential of the site to be a major improvement and changing first impression of Clyst Honiton from those travelling along the London Road.

Site E: Garage Plot 40 % of the community who voted, supported the allocation of this site for Housing. Most comments centred on the plot being very small with limited gain to the community. There were also concerns about parking as this space presently provides off street parking which is in short supply in this area of the village.

Site F: Old School Yard 35: % of the community who voted, supported the allocation of this site for Housing. Most comments provided mixed feelings. There were issues of flooding, car parking and on the number and type of houses for this site which is seen as being in the heart of the village.

Site G: Allotment site 30: % of the community who voted, supported the allocation of this site for Housing. A lot of straight NO’s were received. With a lot of the feedback asking questions about replacement allotments, with some saying that if replacement allotments were provided then would be able to comment. (* it is to be noted that at this stage no alternative allotment site had been offered to the community in exchange for Site G). Some felt that houses would improve the appearance of the Village from the main road. Some commented that houses here would have great views over the river and farmland. Ship Lane residents voiced concerns about

losing their views.

Site H: Briar House 5 % of the community who voted, supported the allocation of this site for Housing. This site was not well received, and the comments on this site were much longer than the other sites, this could be because this was the only site receiving feedback at this consultation event. Consistent concerns were about the limited access and the traffic flow generated from such a large plot, and flooding.

Steering Group decisions:

The SG decided that all sites bringing forward 1/ 2 houses would be withdrawn from the site allocation process. The SG agreed that there was little to gain from infill plots and that such development could be done through the usual district planning application process. All landowners were privately written to thank them for their involvement and to explain why their site was being withdrawn. Sites E, F were withdrawn.

Site F was considered as an economic site for the NP, and this was accepted by the Landowner.

Site H despite being a large site for houses and a community facility, access and flooding issues were regarded as key issues alongside no community support. The site was withdrawn from the site allocation process.

It was recognised that other than Site A and D, the rest had low level support community support, but that they should all go forward to be looked at in the AECOM site appraisal. The Parish Field and an adjacent field was added to the AECOM assessment as this seemed an ideal venue for a community building, if enough CIL funding could be achieved through housing on the adjacent field.

AECOM Site Appraisal. (Appendix 21 F)

1. The purpose of the site appraisal was to produce a clear assessment of the suitability of each of the six sites available for potential housing development in the village. It also assessed each sites potential for the siting of a community facility.

- **Site 1, Land adjacent to Clyst Honiton Bypass**
- **Site 2, Clystside site**
- **Site 3, Clyst House site**
- **Site 4, Slate and Tile site**
- **Site 5, Glebe Lands/Allotments**
- **Site 6, Clyst Honiton Parish Playing Fields**

Housing density

2. The AECOM assessment assumed a density a housing density of 30 dwellings per hectare for all sites, but to equate to the amount of land suitable for housing a net housing density table was provided which showed that: Site 1 has a capacity to bring forward 51 houses, Site 2- 27 houses, Site 3 - 5/6 houses, Site 4- 5 houses, Site 5- 4 houses and Site 6 -28 houses.

Task 1: Development of site appraisal pro-forma

3. Prior to carrying out the appraisal, a site appraisal pro-forma was developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised. The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- Background details on the site; Existing land uses;
- Surrounding land uses; Site characteristics;
- Site planning history; Suitability;
- Accessibility; Environmental considerations;
- Community facilities and services; Heritage considerations **;
- Flood risk; Existing infrastructure;
- Land ownership; and Site availability.

**At Regulation 14 Historic England raised concerns about the methodology employed by AECOM in terms of their conclusion that site development would be unlikely to impact upon local heritage assets. The Site Assessment is not intended to be a heritage assessment, and a detailed heritage assessment would have been out of the scope of this work. Fundamentally the site assessment is a planning-based assessment looking at the suitability and achievability of sites. It touches on the historic environment, alongside many other elements. But is not intended to be a detailed historic characterisation.

Task 2: Initial desk study

The second task involved conducting a desk study for each of the sites, obtaining the preliminary information needed to complete the pro-formas and highlighting areas which should be examined in more detail during the subsequent site visit (Task 3).

Task 3: Site visit

After the completion of the initial desk study, site visits to the Neighbourhood Plan area were undertaken by two members of the AECOM Neighbourhood Planning team. The purpose of the site visits was to evaluate the sites 'on the ground' to support the site appraisal, in addition to gaining a better understanding of the context and nature of the Neighbourhood Plan area.

Task 4: Consolidation of results

Following the site visit, further desk-based research was carried out to validate the findings of the visit and to enable the results of the site appraisal to be consolidated.

4. Following the completion of the site appraisal, it was considered that three sites are most appropriate for further consideration by the Neighbourhood Group for taking forward for housing through the Clyst Honiton Neighbourhood Plan. The three sites are as follows (please note these are not presented in order of preference): -

- Site 1. Land adjacent to Clyst Honiton Bypass
- Site 3. Clyst House Site
- Site 4. Slate and Tile Site

Whilst these sites are deemed to be the most suitable for further consideration through the progression of the Neighbourhood Plan, a number of mitigation measures will be required when taking forward these sites.

5. In addition to these sites, two of the sites are also considered appropriate for the location of a new community facility, as follows:

- Site 1. Land adjacent to Clyst Honiton Bypass –
- Site 2. Clytside Site (However, Site 2 should only be taken forward for this purpose if potential issues associated with flood risk present in the locality can be resolved, including in association with discussions with the Environment Agency).

It was noted that due to the capacity of the sites, only Site 1 of the three is likely to be able to deliver the quantity of housing required to support the development of a new community facility through mechanisms such as the Community Infrastructure Levy.

6. Two sites: Site 5 Glebelands/ Allotments and Site 6 Parish Playing Field were deemed not appropriate for housing development by AECOM.

Steering Group: Summary of decisions

The SG group using:

- Local knowledge and context and well as the community consultation results.
- The AECOM report and in particular the established set of parameters against which each site was appraised.
- Landowner site submissions and responses to the AECOM appraisal.

The SG looked at each site and agreed on the following.

1. That the AECOM “Yes” housing sites (S1 and S4) would go forward in the NP process.
2. Site 3 was withdrawn by the landowner as the site was put up for sale and sold.
3. That site labelled S2, had flood mitigation constraints that were discussed at length with the landowner, and it was agreed that the site would be withdrawn from the NP process.
4. Each of the “No” sites were discussed individually in relation to:
 - a. AECOM report findings
 - b. Number and type of houses being brought forward.
 - c. What community benefits were offered on site over and above housing provision.
 - d. Access: safety and infrastructure.
 - e. Location to existing settlements
 - f. Community facilities and services.

The SG agreed for Site 6 to be withdrawn from the NP process as the Parish field although a good location for the community building, the whole plot of land lies virtually wholly within the Exeter Airport Public Safety Zone and not a suitable for houses.

Site 5: The allotment site which had poor community support, could not accommodate a new community facility and would bring forward a small number of housing was reconsidered based on information provided by the Landowner.

The Landowner disagreed with the AECOM conclusion and stated;

1. Although access is difficult to the site, I have always considered that it could only be developed with the industrial site on the north side
2. We have offered replacement allotments (Larger capacity) on the old allotment site at Churchside.

The SG decision was for the site to continue in the NP process, so that further public opinion could be gauged on the replacement allotments at Reg 14. A lot of the consultation comments focused on the need for a replacement allotment in order to make a decision on the site. It was also agreed that the development of two adjacent sites (Site 5 and 4) would enhance the character and design of this area of the village, creating a new terrace of housing. The fact that Site 5 development acknowledged that it was reliant on Site 4 was seen as a bonus by the steering Group at the time.

Housing Sites and Airport Noise Contours.

After the sites public consultation and AECOM appraisal, contact with EDDC Environmental Health Chief officer provided details on airport legislation and restrictions on building houses in proximity to Exeter Airport. Airport noise contour maps were provided for the whole of Clyst Honiton Village. Working closely with East Devon District Council officers it was recognised that the only sites that could be taken forward were those that sit either below the “60dcb” or within the “60 and 63” Airport Noise Contours.

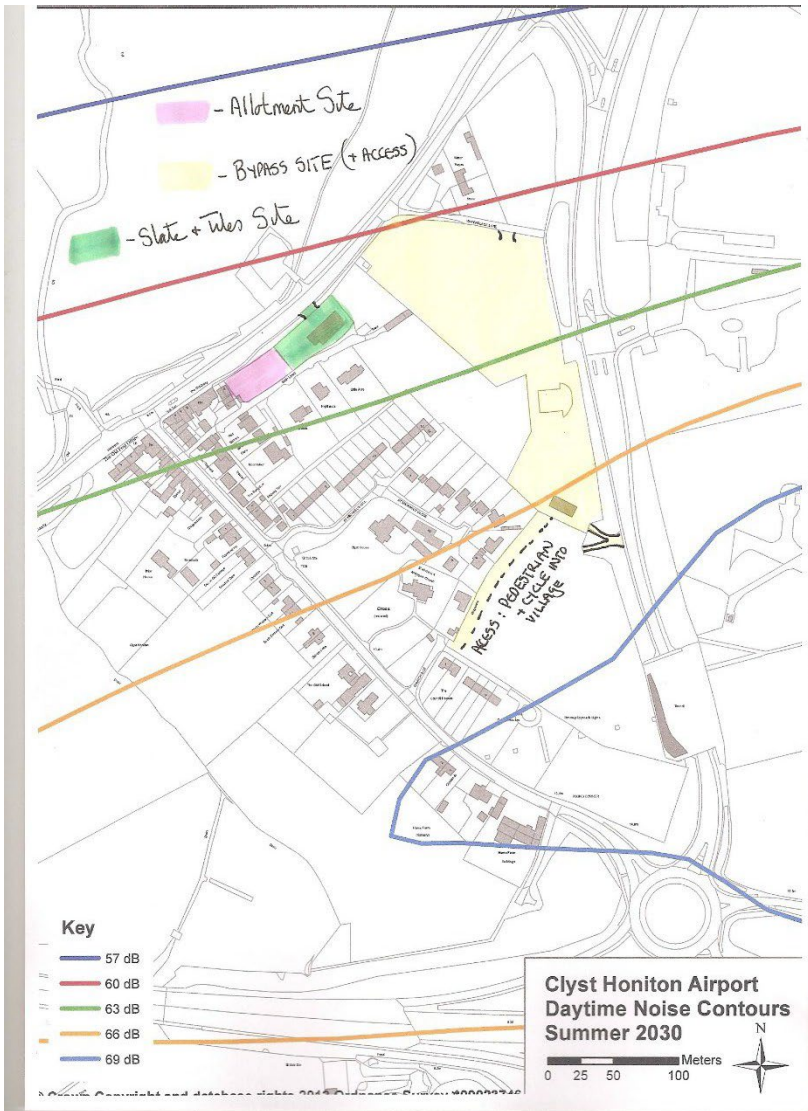


Figure 4 Airport Noise Contours in Clyst Honiton Village

Residential Development within the 60 – 63 Airport Noise Contours.

- ✓ The land is suitable for development of more than 3 houses.
- ✓ Residential development to be acceptable with tight design and mitigation standards

Residential Development in the 63, 66, 69 Airport Noise Contours

- ✓ Restricted to 1 or 2 new builds, infill developments of 2 or so houses with appropriate design and mitigation.

This information meant that a lot of the stages and decision already made on the sites were now overruled by airport legislation.

The only sites in the village that could go forward for housing were Site 1 (A Bypass site), Site 4 (D Slate and Tile) and Site 5 (G Allotments). The SG were also advised to commission a Noise Assessment to ensure that noise levels were not too high for houses on this site.

Steering Group: Summary of decisions

- The airport noise contours not only determined which sites progressed in the NP, it also brought to light the fact that part of Site 1 lay beyond the 63 dcb. Commercial development and the community facility were the type of development permitted beyond the 63dcb contour. This resulted in the layout and type of development being pre-determined, with houses up to the 63 contour and economic spaces and the community facility beyond the 63 noise contour.

- Discussions with Locality led to consideration of Site 1 (Bypass site) being bought forward through a Neighbourhood Development Order(NDO).
- The SG also acknowledged (at this time in the allocation process) that bringing forward houses in the NP to gain CIL revenues for a community facility was flawed, because allocation of sites in a NP are dependant on the landowner bringing a site forward or not. It was also recognised that sites could come forward over a decade or more and that CIL funds would need to be pooled until enough money is available to build a community facility.
- A greater understanding of neighbourhood plans and planning resulted in the need for further evidence in order to allocate houses, especially as development in the village was constrained by Strategy 7 and that EDDC had provided an indicative number of zero houses for Clyst Honiton.

The bullets above resulted in the SG agreeing to allocate the 3 sites for houses but that further evidence work had to be completed. It was also agreed that Site 1 as a potential Neighbourhood Development Order (NDO) site would require a whole tranche of extra technical work.

It was agreed that a Housing Needs Assessment, Housing Needs Survey, and a Noise Assessment would be commissioned, with Locality technical support providing a Viability Assessment on the three sites.

Technical Assessments:

Technical assessments were carried out and a summary of the evidence provided by each is listed below.

- Housing Need Assessment (HNA) (NP Appendix 10) provided evidence of the level of housing need in the Plan Area
- Housing Need Survey (HNS) (NP Appendix 6) provided evidence of affordable housing need, types of houses and support for housing.,
- Noise Assessment (NA) (NP Appendix 12) provided evidence as to whether the sites were a safe place for housing, and it also provided information on mitigation requirements.
- Viability Assessments (NP Appendix 11) provided evidence as to the viability of each site using different affordable and market housing percentages.

The Stratton and Creber Commercial Assessment of business space and a community facility (Appendix 21J)

1. The report relates to the commercial elements of the proposed development, namely the commercial units and the community centre. For each of these elements in turn, the report considers the demand, rental values and recommended marketing approach for the commercial units, it also considers the freehold sale values and provides an informal opinion of the likely commercial viability.

2. The report looked at the demand for small units (in this case, 128.08 sq.m (1,379 sq.ft) over two floors) and it was considered to be strong, with supply of such units to the market been very limited for a number of years. The lack of market evidence relating to such units is more a reflection of the lack of supply rather than a lack of demand, so the report listed and referred to local circumstantial evidence of demand and found that;

“the length of time for which these units were marketed, which ranges from nothing up to around 3 months, demonstrates the demand over the last couple of years for small industrial/warehouse units in the area to the east of Exeter. These units have a range of sizes and specifications (particularly in terms of offices and mezzanines, or lack of them) and were offered on both freehold and leasehold bases. At present, I am not aware of the availability of any industrial units with a ground floor area of

under 1,000 square feet in the area to the east of Exeter. I would also comment that, subject to financial viability of their conversion to office use, the units would attract strong demand as offices, given the location and the parking ratio envisaged.”

3. The report also looked at the commercial viability and uses of the community centre. Various business class uses were examined to provide evidence on the use and design requirements in the development of a dual use building.

4. The Straton and Greber report informed the Steering Group of the potential business class uses for this site and the businesses that could be accommodated in a dual use community building. The report resulted in the size and number of business units being specified in the Reg 14 Policy. It also informed the SG on the types of business classes that would be attracted and appropriate for the site. This information helped to specify specific business class uses in the Reg 14 policy. It must be noted that as well as this report the SG utilised other supplementary economic / commercial research and documentation in the development of the policy content.

Steering Group: Summary of decisions

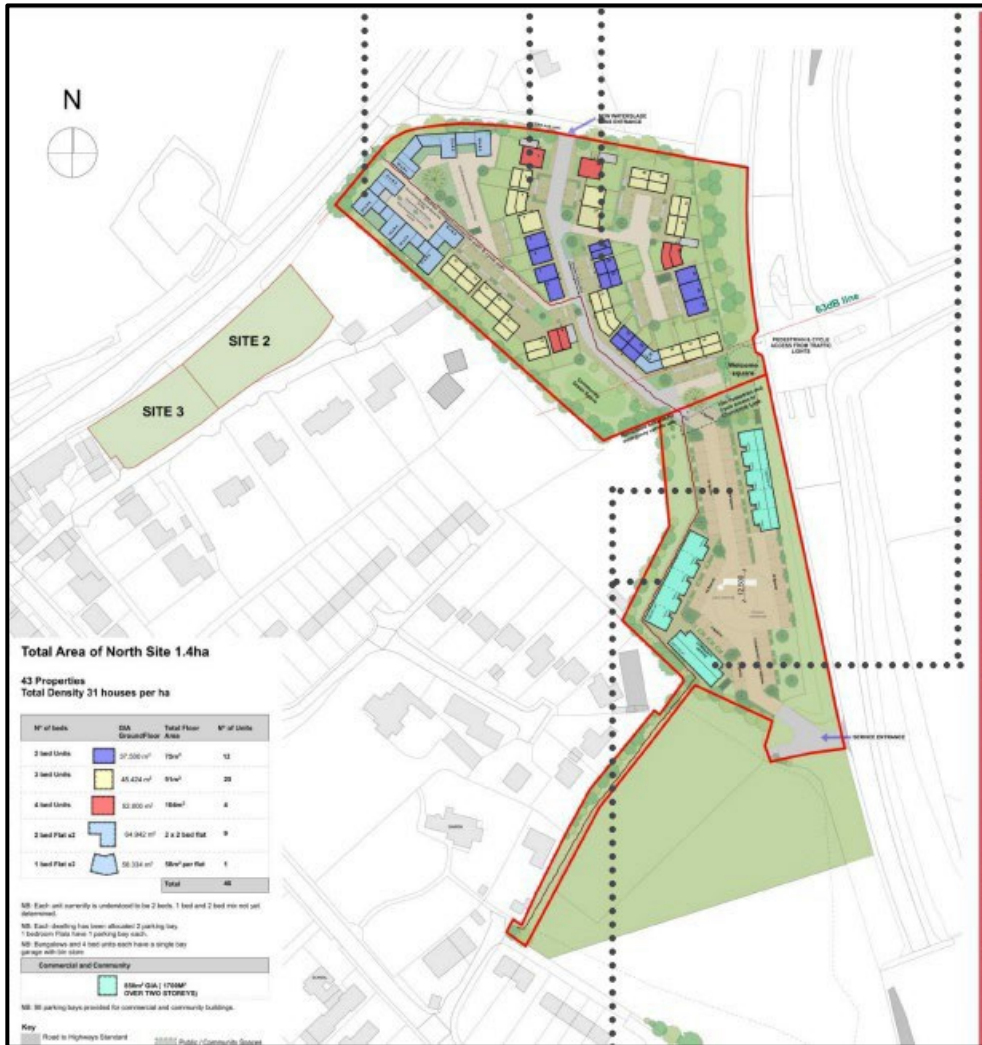
That technical assessments provided the SG with evidence of:

1. The need for houses.
2. The size of houses required by the community.
3. The types of houses supported by the community.
4. The affordable housing need of Clyst Honiton Parish.
5. The housing capacity of each site.
6. The viability of each site.
7. The commercial uses and viability of Site 1
8. The sites being a safe place for houses with appropriate noise mitigation in place.

This material not only supported the SG in drafting the site policies it also gave them the confidence that there was sufficient evidence to allocate houses sites in the Clyst Honiton NP.

The SG decided that Site 1 should go out to public consultation again as it had changed so much. It would be good for the public to feedback on a site that is now bringing forward the community building, houses (to fund the community building) and commercial units. It was also agreed to use this consultation as an opportunity to ask some of the survey questions again.

Figure 5. Masterplan for Site 1: Bypass site



Post Reg 14 Draft Consultation

Second Consultation:

In the second consultation event only Site 1 labelled the Bypass Site was presented. An indicative masterplan for this site was unveiled using display boards. (Appendix 21GA and 21GB). The focus of this consultation was to show the layout of the site. The location of the houses, economic units and the community building were identifiable. Size and number of houses were provided as were vehicular access options, active travel routes and green spaces. The Consultation was run by a third party who obtained data on key set questions (see Appendix 21H) as well as recording 89% of the responders being in support of the Bypass Site Masterplan. Findings in the report (Appendix 21I) included concerns and issues about this site.

Steering Group Decision on the Bypass site

The SG agreed that the Bypass Site would go forward into the Reg 14 NP Draft as Policy SA3 to provide a quantum of houses that would deliver a community building, and economic units. This site was also submitted as a Neighbourhood Development Order and submitted for a Reg 21 consultation. The SG recognised that work still needed to be done on the Transport Statement, but it was agreed to go out to consultation rather than delay Reg 14. The Transport statement would be completed and submitted at Reg 16.

Reg 14 Draft

The SG agreed that:

- The AECOM Sites S1, S4 and S5 would go forward into the Reg 14 NP Draft.
- All landowners were individually informed of the SG decisions and where appropriate, details were provided.
- Once all landowners had been informed, draft policies were written.
- The Sites were relabelled for the Reg 14 Draft with:
 - a. S5 becoming Policy SA1: Existing allotment site, York Terrace
 - b. S4 becoming Policy SA2: Slate and Tile Site, York Terrace
 - c. S1 becoming Policy SA3: Site adjacent to the Clyst Honiton Bypass.

1. The SG used feedback from the Regulation 14 process from:

- Community (Appendix CR in NP Appendix 3);
- EDDC, Historic England, DCC and other Statutory bodies (See Appendix SR1 in NP Appendix 3),

to make decisions on which housing sites went forward into the Reg 16 NP submission document.

2. The SG agreed that Site SA1 would be withdrawn:

In the first Site Consultation event SA1 was not well supported by the community, which was not unexpected as having lost so many of their community assets the residents did not wish to lose the allotments as well. At the time of this consultation the provision of alternative allotments could not be presented as it had not been finalized with the landowner. After the consultation, alternative allotments were provided in Policy CF3, and it was agreed to put this policy and SA1 out to Reg 14 consultation. At Reg 14 advice from Exeter and Devon Airport Authority Limited notified the Steering Group that the alternative allotments (Site CF3) crossed into the Public Safety R Zone, where land for allotment use is unacceptable from a safety perspective. This resulted in CF3 and SA1 being deleted from the NP as development of SA1 was dependent on CF3.

3. The SG agreed that the only housing site going forward into the Reg 16 Clyst Honiton NP was to be SA2, but it would have to be re labelled to SA1: The Slate and Tile Site.

It was also agreed that the new policy SA1 would be altered in relation to the feedback received at Reg 14. The original wording of the design specific site requirement (bullet 3) was commented on by several of the statutory bodies, so the SG agreed for the wording to be clearer, and to specifically refer to local design documentation.

Bullet three was altered to:

- **To be designed to acknowledge the site’s key gateway location (Design Code 4). Innovative proposals that deviate from the scale and design of the North Clyst Honiton Character Area will be supported.**

4. The justification section was also commented on at Reg 14 with requests for details on the type of site being brought forward and how the site links with local plan policy and to provide detail on and of affordable housing. The SG agreed to add the following to the justification section to cover both these aspects. This section also included information on affordable housing to reveal that affordable could be offered on site as a viable option.

This site is not coming forward as a First homes site or as an Exception site under a 66% affordable threshold “for development for up to and around 15 dwellings” as set out in Strategy 35, but is coming forward through the EDLP which supports the principle of neighbourhood plans being a means where communities may wish to bring forward sites for housing “outside of boundary provision” (Strategy 6)and would supersede relevant constraint considerations set out in Strategy 7.

This NP has evidenced an affordable housing need of three affordable units (HNS) and has provided evidence in the viability assessment that the site could bring forward an affordable housing allocation of a 50% - 50% split of affordable and open market affordable housing. The policy supports the provision of affordable houses because there is evidence (See Housing Chapter in NP) of a proven viable scheme for a developer to bring forward an element of affordable housing on site rather providing a contribution for off-site affordable housing under the Local Plan policy for sites of 5-9 dwellings.

The policy wording was altered to include support for on-site affordable housing.

Land fronting onto York Terrace identified in Figure 42 is allocated for a small development of up to nine houses with support for the provision of on-site affordable housing.

5. Reg 14 feedback provided the Steering Group with the understanding that SA3 in the NP offered an alternative planning option for the development of the Bypass site which provided less security for the delivery of a community building, the housing and the economic units. Site SA3 in the NP was therefore jeopardizing the NDO and would endanger the delivery of the much-needed community building. Site SA3 was therefore withdrawn from the Neighbourhood Plan to enable the Bypass site (SA3/ Site 1) to be delivered only through the Clyst Honiton Neighbourhood Development Order.

6. The Steering Group recognised that the NP would provide a decision making framework for the future NDO site and or for any development that was proposed in Policy SA3. Therefore, the NP policies in Reg 16 submission version would need to:

- a. Support and facilitate the provision of a new community building,
- b. Support economic development on the Bypass site/ Site 1,
- c. Support the development of a Neighbourhood Development Order
- d. Support residential development where it is needed to make a community build viable.

It was agreed to add a new Policy (C2) which covered points a, c and d whilst Policy E3 would specifically refer to the Bypass Site so that point b was facilitated.

Site Allocation Tables.

The following tables provide the site allocation process up to the point of an agreed policy in the Reg 14 Draft NP.

Table 1: Policy SA1: AECOM Site 5 Allotment Site

Public Consultations	AECOM Site assessment	Landowner response to AECOM report	NP Steering Group decision re AECOM and public consultation	Airport Noise Contour legislation	Technical assessments. NP Steering Group decision on sites going into Reg 14 document	Draft Site allocation Policy SA1 written Response from Landowners	Reg 14 Consultation Policy SA1
30: % of the community who voted, supported the allocation of this site for Housing. A lot of straight	The site is unsuitable for housing development. The site is unlikely to be an appropriate location for future housing	For the site to continue in the NP process. Alternative allotments were provided. (See reg 14 Policy C3)	Site to progress for consultation	Site within 60 – 63 dcb contours. Continue in the NP process	Site deemed viable. Site capacity of up to six dwellings. Only 1 or 2 bed properties. Need for	A final draft policy was agreed	Policy with Site map and a justification section

NO's were received. With a lot of the feedback asking questions about replacement allotments	as the land is currently used as an allotment. As such its redevelopment would result in the loss of an important local community resource for Clyst Honiton				mitigation for flooding, road and aircraft noise. Safe vehicular and pedestrian access. To Reg 14		
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Table 2: Policy SA2 AECOM Site 4 Slate and Tile Site

Public Consultations	AECOM Site assessment	Landowner response to AECOM report	NP Steering Group decision re AECOM and public consultation	Airport Noise Contour legislation	Technical assessments. NP Steering Group decision on sites going into Reg 14 document	Draft Site allocation Policy SA written. Response from Landowners	Reg 14 Consultation Policy SA2
86 % of the community who voted, supported the allocation of this site for Housing. Positive comments were provided. A focus on design and the potential of	The site is suitable for housing development.	For the site to continue in the NP process.	Site to progress for consultation	Site within 60 – 63 dcb contours. Continue in the NP process	Site deemed viable. Site capacity of up to 9 dwellings. Only 1 or 2 bed properties. Need for mitigation for	A final draft policy was agreed	Policy with Site map and a justification Section.

improvement was note, As well as the site changing the first impressions of Clyst Honiton from those travelling by.					flooding, road and aircraft noise. Safe vehicular and pedestrian access. Gateway site To Reg 14		
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Table 2 Policy SA3 AECOM Site 1 Bypass Site

Public Consultation	AECOM Site assessment	Landowner response to AECOM report	NP Steering Group decision re AECOM and public consultation	Airport Noise Contour legislation	Technical assessments. NP Steering Group decision on sites going into Reg 14 document	Public Consultation 2	Draft Site allocation Policy written. Response from Landowners	Reg 14 Consultation Policy SA3
90 % of the community who voted, supported the allocation of this site for Housing. The best and only site to create enough houses	The site is suitable for housing development and has sufficient space for a community building.	For the site to continue in the NP process.	Site to progress for consultation	Site within 60 – 63 dcb contours. Continue in the NP process. Noted that site would be split with houses up to	Site deemed viable. Site capacity of up to 50 dwellings. Need for mitigation for road and aircraft noise.	89% in support of the Masterplan for the Site. Concerns raised about access routes.	A final draft policy was provided. Landowners replied through the Reg 14 process by an agent.	Policy with Site map and a justification Section.

to generate funding for a community facility. This site was seen as the best option for development.	Noise intrusion noted. Need for work on noise mitigation.			the 63 contour and economic units and the community facility beyond the 63 noise contour.	Site suitable for economic units. Access routes to be verified. Site to go out to public consultation.	Transport Statement Document to be updated to cover these issues.		
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Sites withdrawn from the Site Allocation process.

Table 4 : Clystside AECOM Site 2

Public Consultations	AECOM Site assessment	Landowner response to AECOM report	NP Steering Group decision re AECOM and public consultation	Airport Noise Contour legislation	Technical assessments. NP Steering Group decision on sites going into Reg 14 document	Draft Site allocation Policy SA written. Response from Landowners	Reg 14 Consultation Policy SA2
28 % of the community who voted, supported the allocation of this site	The site is not suitable for housing development. Site has sufficient	Agreed on the content of the report.	Site to be withdrawn from the NP process.				

for Housing. This site was deemed inappropriate for housing and a community facility due to flooding.	space for a community facility. It also has good links to the centre of the village. But extensive Flood risk issues would have to be overcome.						
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Table 5. Clyst House AECOM Site 3

Public Consultations	AECOM Site assessment	Landowner response to AECOM report	NP Steering Group decision re AECOM and public consultation	Airport Noise Contour legislation	Technical assessments. NP Steering Group decision on sites going into Reg 14 document	Draft Site allocation Policy SA written. Response from Landowners	Reg 14 Consultation Policy SA2
47 % of the community who voted, supported the allocation of this site for Housing.	The site has significant constraints. Capacity limited to 5 dwellings. Site does not have	In agreement with the report.	The Site was put up for sale and sold. The Site was withdrawn from the NP process.				

Responses ranged from yes to no but most were reluctant for development on this site. Comments were about spoiling the look and feel of the village.	sufficient space for a community facility. The site is also likely to be too enclosed for such a facility.						
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Table 6. Parish playing field and field behind AECOM Site 6

Public Consultations	AECOM Site assessment	Landowner response to AECOM report	NP Steering Group decision re AECOM and public consultation	Airport Noise Contour legislation	Technical assessments. NP Steering Group decision on sites going into Reg 14 document	Draft Site allocation Policy SA written. Response from Landowners	Reg 14 Consultation Policy SA2
Did not go out to public consultation. This site was selected on an AECOM village site	Site has sufficient space for a community facility; as well as good links to the	In agreement with the report	Agreed that this would be a good site for a community facility in the Parish Field				

visit	<p>centre of the village; and surrounded by green space.</p> <p>However, the site is within a PSZ- so the site is not suitable.</p>		<p>but as a backup site so it was withdrawn from the process. It is to be noted that the field is in Policy C1 and NE4.</p>				
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Table 7: Garage at the bottom of St Michaels Hill

Public Consultations	AECOM Site assessment	NP Steering Group decision. public consultation	Airport Noise Contour legislation	<p>Technical assessments.</p> <p>NP Steering Group decision on sites going into Reg 14 document</p>	<p>Draft Site allocation Policy SA written.</p> <p>Response from Landowners</p>	Reg 14 Consultation Policy SA2
40 % of the community who voted, supported the allocation of this site for	Not submitted for this assessment	Decision was for plots bringing forward 1 or 2 dwellings to be withdrawn				

<p>Housing. Most comments centred on the plot being very small with limited gain to the community. There were also concerns about parking.</p>		<p>from the NP process as of limited community gain. Owners were encouraged to use the existing planning application process.</p>				
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Site 8: Old School Yard

<p>Public Consultations</p>	<p>AECOM Site assessment</p>	<p>NP Steering Group decision re AECOM and public consultation</p>	<p>Airport Noise Contour legislation</p>	<p>Technical assessments. NP Steering Group decision on sites going into Reg 14 document</p>	<p>Draft Site allocation Policy SA written. Response from Landowners</p>	<p>Reg 14 Consultation Policy SA2</p>
<p>35: % of the community who voted, supported the allocation of this site for Housing. Most comments provided mixed feelings.</p>	<p>Not submitted for this assessment</p>	<p>Decision was for plots bringing forward 1 or 2 dwellings</p>				

<p>There were issues of flooding, car parking and number and type of houses for this site which is seen as being in the heart of the village.</p>		<p>to be withdrawn from the NP process as of limited community gain. Owners were encouraged to use the existing planning application process.</p>				
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Site 9: Briar House

<p>Public Consultations</p>	<p>AECOM Site assessment</p>	<p>NP Steering Group decision re AECOM and public consultation</p>	<p>Airport Noise Contour legislation</p>	<p>Technical assessments. NP Steering Group decision on sites going into Reg 14 document</p>	<p>Draft Site allocation Policy SA written. Response from Landowners</p>	<p>Reg 14 Consultation Policy SA2</p>
<p>5 % of the community who voted, supported the allocation of this site for Housing. This site was not well received, and the</p>	<p>Not submitted for this assessment</p>	<p>It was agreed for this site to be withdrawn from the NP Process. The levels of support</p>				

<p>comments on this site were much longer than the other sites, this could be because this was the only site receiving feedback at this consultation event. Consistent concerns were about the limited access and traffic flow generated from such a large plot, and flooding.</p>		<p>were exceptionally low and a site in an adjacent position to Table four where development was seen as not suitable by AECOM.</p>				
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CALL FOR SITES : SITE SUBMISSION FORM

Land owners are being asked to come up with suggestions for possible sites in Clyst Honiton Parish where future development could take place.

- Please complete this form if you wish to put forward your land for potential housing employment, local green spaces, traveller development.
- You must provide your name and address for your comments to be considered.
- You must attach a map clearly showing the precise boundary of the site.
- You might consider a separate form for each site.
- This form should be returned to: grant@zamedia.co.uk by 5PM on Friday 23rd January 2015

It is important to note that the assessment will help to compile a register and inform future planning and the policies within the Neighbourhood Plan. It does not in itself determine whether a site should be allocated, but will help with site selection.

1. Your Details	
Contact name	
Company if relevant	
Address	
Contact number	
E mail	
Landowner details (if different)	Name Contact details Has the landowners been informed of this site submission Y/N Are the land owners willing to release this land for development? Y/N
Was the site previously submitted in the East Devon District Council's 2010 SHLAA?	

2. Site Details	
Site address	
Site OS grid reference	
Site area in hectares (1ha = 2.47 acres)	
Estimated number of dwellings that Could be provided. Eg 0.25ha or 5 dwellings although smaller sites may be considered for employment or green spaces	
Current and/or previous use of Site if vacant	<u>Current</u> <u>Previous</u>
Relevant planning history (eg planning applications with ref number including refusals)	

3. Site Availability	
Is the site available for development now?	Yes No
If no when might the land become available?	

4. Map of Site & Boundary.	
OS map showing precise site boundary. Map enclosed/ attached	Map enclosed?

5. What use do you believe the site is suitable for?

Please tick all that apply

Explain why below

Residential

Employment

Mixed (residential, commercial retail, office)

Local green community space

Local green corridor space

Travellers

Other

6. Site Visit	
Are there any constraints preventing an unaccompanied site visit?	Yes/ No
If Yes, Please provide details	
7. Site Condition	
Type of site (estimated % of site)	Greenfield Brownfield
Buildings onsite: Number and type	
Suitable for Conversion	Yes /No

8. Site Constraints	Please provide details. Explain how constraints can be overcome.
Ownership issues (eg multiple, ransom strips)	
Contains, or is within or adjoining to a protected area (eg SSSI, Conservation protected employment area)	
Physical constraints (topography, drainage, contamination, Tree Preservation order)	
Access issues. (eg accessed by vehicle from the highway, distance from road network/ from local facilities/ public transport routes. Location of site entrance)	
Flood risk	
Legal issues (eg covenants)	
Ecological constraints (habitats, species)	

9. Additional Information

Is there any other information that might affect the potential for development on the site that should be made clear? If Yes please add it below

I accept that this information can be held for use by Clyst Honiton Neighbourhood Steering Group (CHNHPSG)

Signed: (A typed name is acceptable for an electronic version)

Date:

Please return completed forms to grant@zamedia.co.uk

Forms to be returned by **JANUARY 31st 2015**

Clyst Honiton Landowners Easter 2016 Update.



We are now in a position to inform you as to whether your site will go forward to the next stage of the Neighbourhood Plan.

We have been working closely with East Devon District Council officers and the only sites that will be taken forward will be those that sit within the 2030 “60 and 63” Airport Noise Contours. (See Attached Contour Map)

Residential Development within the 60 – 63 Airport Noise Contours.

- ✓ The land is suitable for development of more than 3 houses.
- ✓ Residential development to be acceptable with tight design and mitigation standards

Residential Development in the 63, 66, 69 Airport Noise Contours

- ✓ Restricted to 1 or 2 new builds, infill developments of 2 or so houses with appropriate design and mitigation

Other reasons why: Neighbourhood Plan Objectives are underlined:

One of the purposes of allocating houses in the Clyst Honiton Neighbourhood Plan is to balance and increase the village population. New houses through the Neighbourhood Plan is looking to provide a number of 1 bed or 2 bed properties to attract the young and provide smaller properties for our ageing population to downsize and stay within the village. The Neighbourhood Plan is therefore prioritising sites that can bring forward more than 3 houses within current planning legislation. The number of new builds is also critical in providing Clyst Honiton with its much desired community facility.

- **Thank you for putting forward your land and being involved in the Neighbourhood Plan.**
- **Being outside the Neighbourhood Plan still allows you to enter the planning application process as an individual.**
- **Janvrin Edbrooke NP Lead and Janet Wallace EDDC are happy to field questions regarding your site and airport noise contour legislation.**



APPENDIX 21C

Clyst Honiton Neighbourhood Plan Community Questionnaire 2014 Survey Results – Summary Report

Introduction

This report has been prepared for the Clyst Honiton Neighbourhood Plan Steering Group. Its purpose is to provide the Group with the percentages and a brief initial analysis of the response to the 2014 Neighbourhood Plan Community Questionnaire. The survey was opened and questionnaires distributed to every household in the Clyst Honiton Neighbourhood Plan Area (see map in Appendix A) during late November and early December 2014. This report presents the results of an analysis of the responses received at the 9th January 2015.

Questionnaire Design and Distribution

The purpose of the community questionnaire was to:

- Fill gaps in our knowledge and understanding of community issues, particularly as they may affect neighbourhood planning – as identified by the Neighbourhood Plan Local Evidence Report¹
- Increase comprehension and measure community opinion on key local and neighbourhood planning matters
- Test community support and reaction to recent planning and development proposals
- Establish a broader base of community interest and engagement in neighbourhood planning

The final version of the questionnaire produced by the Steering Group can be found in Appendix B. It was designed to be printed but also to be made available electronically, using 'surveymonkey', via a link from the Parish Council's website. The questionnaire comprised in total some 45 questions.

A small team of volunteers distributed the questionnaire to every dwelling in the Parish and offered to collect it back. Where possible they spoke to a member of the household to establish how many copies of the questionnaire the household required and to arrange collection. For ease of completion and analysis they were also encouraged to use the internet to complete the questionnaire on line. Few people, it transpired, took advantage of this option. Most questionnaires were completed by hand. Completed questionnaires were transferred to 'surveymonkey' for ease of analysis by local volunteers.

¹ Clyst Honiton NP Evidence Report – can be found at www.clysthoniton.org.uk

Response and Bias

On the 9th January 2015 the total number of completed questionnaires received and transcribed; and used as the basis of analysis for this report was 120. The initial tables below present a summary of the respondents to the 2014 Community Survey.

It is clear that the younger members of the community are under-represented in the response. This should be remembered when interpreting the responses.

What is your age group?		
	2014 Survey	2011 Census
<i>11-18</i>	6%	9%
<i>18-24</i>	6%	7%
<i>25-44</i>	24%	32%
<i>45-64</i>	40%	35%
<i>65-74</i>	15%	10%
<i>Over 75</i>	9%	7%

Just under three-quarters of the respondents to the Survey dwell in the village area of Clyst Honiton. Most of the others live within the wider parish area. Only 5 respondents lived outside the area - two just outside the parish boundary, one at Whipton in Exeter and one is a regular visitor to Clyst Honiton. As they have shown both knowledge of and an interest in our parish their responses have been included in the analysis.

Where do you live?	
<i>In the village</i>	74.1%
<i>Hill Barton area</i>	7.8%
<i>Holbrook</i>	13.8%
<i>Outside the parish</i>	4.3%

70% of the respondents have lived in the parish for over five years. Their opinion about matters relating to the neighbourhood area and its surroundings should therefore be well formed.

How long have you lived in the parish?	
<i>Less than 1 year</i>	11.2%
<i>1-2 years</i>	6.0%
<i>3-5 years</i>	13.8%
<i>5-10 years</i>	17.2%
<i>10-20 years</i>	25.9%
<i>Over 20 years</i>	25.9%

There is a range of reasons why people have chosen to live in the parish of Clyst Honiton as is shown in the table below.

How did you come to live in the area?			
<i>Born here/came with family</i>	29.0%	<i>Work in area</i>	27.1%
<i>Commutability</i>	24.3%	<i>Relatives living nearby</i>	16.8%
<i>Love of the countryside</i>	31.8%	<i>Retirement</i>	4.7%
<i>Transport Network</i>	5.6%	<i>Affordability/value for money</i>	36.5%

Natural Environment

We endeavoured to explore how important the rural setting of Clyst Honiton is to local people. Almost all, 99% of the respondents, tell us that the local countryside immediately around the village of Clyst Honiton is important or very important. As regards the countryside in the wider parish area i.e. Holbrook and Hill Barton, a similar number say that the countryside is important or very important.

With only 1 or 2 dissenters everybody who completed the questionnaire believes that the countryside remaining should be afforded protection. This includes protecting and supporting current farming operations.

How do you rate our local countryside?	<i>Very important</i>	<i>Important</i>	<i>Not important</i>
Immediately around the village of Clyst Honiton	77.8%	21.4%	0.8%
In the wider parish area	75.0%	22.2%	2.8%

Does our remaining countryside need protecting?		
	<i>Yes</i>	98.3%
	<i>No</i>	1.7%

Should we protect and support our working farmland?		
	<i>Yes</i>	99.1%
	<i>No</i>	0.9%

Whilst protection is important, local people would still like to see greater public access provided to the local countryside. Asked specifically about the area alongside the River Clyst, 94% of respondents would like to see a permanent 'local green space' created between the Sainsbury's site and Moss Hayne Farm. If such an area was established the survey results suggest that local people would use it for a variety of leisure activities. Walking was the number one activity cited. Local people seem to indicate that the main purpose of such a local green area is to establish a quiet and peaceful area where people can get closer to nature. The survey response also indicates that a local green area would be well used and encourage local people to spend more of their time outdoors, which must be good for the overall health of the community.

Should we seek to increase areas of public access in the local countryside?		
	<i>Yes</i>	83.0%
	<i>No</i>	17.0%

Should we establish a permanent 'local green space' on both sides of the River Clyst between the Sainsbury's site and Moss Hayne Farm?		
	<i>Yes</i>	94.1%
	<i>No</i>	5.9%

If we establish a 'local green space', what would you use it for?			
<i>Walking</i>	79.8%	<i>Nature trails</i>	51.4%
<i>Walking the dog</i>	41.3%	<i>Wheel chair route</i>	31.2%
<i>Cycling</i>	32.1%	<i>Informal social activities</i>	33.9%
<i>Running off-road</i>	23.9%	<i>Organized nature activities</i>	22.9%
<i>Peace and quiet</i>	61.5%	<i>Other (please specify)</i>	4.6%

If a circular route was established in this 'local green space', how much more time, on average per week, are you likely to spend outdoors in Clyst Honiton Parish?	
<i>No additional time</i>	19.0%
<i>Under 1 hour</i>	8.6%
<i>1-2 hours</i>	29.3%
<i>Over 2 hours</i>	24.1%
<i>Uncertain</i>	19.0%

We did ask if there are any other green areas in the parish that need protecting. The Parish Field was most often cited as was churchyard and the area around it. Several people also suggested other areas that would help keep settlements and developments separate.

Are there any other green spaces in the Parish that need protecting?	
<i>Yes</i>	21.6%
<i>No</i>	6.0%
<i>Don't Know</i>	72.4%

Built Environment

Only around a third (35%) of the respondents to the 2014 Survey rate the current appearance and character of the village of Clyst Honiton as good or better. More than half of all respondents rate it as only average. We asked people what could be done to improve the appearance of the village. A quick analysis of the suggestions shows the issue of parking to be high on the agenda; as is the need to improve footpaths and generally tidy up the environment and introduce some new planting schemes.

How would you rate the appearance and character of the village of Clyst Honiton?	
<i>Very Good</i>	5.1%
<i>Good</i>	30.2%
<i>Average</i>	55.2%
<i>Poor</i>	9.5%

Almost all respondents think it would help to set standards for the design and appearance of any new development. This should include setting high standards of sustainable design and construction. It should be noted that a quarter of the respondents are not in favour of encouraging renewal energy installations on existing buildings.

Should we set standards for the design and appearance of any new development?	
<i>Yes</i>	95.7%
<i>No</i>	4.3%

Should all new buildings meet high standards of sustainable design and construction?	
<i>Yes</i>	96.5%
<i>No</i>	3.5%

Should we encourage renewable energy installations on existing buildings?	
<i>Yes</i>	75.9%
<i>No</i>	24.1%

Housing

The 2014 Survey shows there is some evidence of local housing need currently in Clyst Honiton. Most of the people (92%) that completed the questionnaire say that their current home meets their needs. However almost 1 in 5 respondents tell us that there is someone in their household who is or will be in need of alternative accommodation in the near future. Moreover 85% of these persons would like to stay in the village.

About your current home?	
<i>My present home meets my/our current needs</i>	92.2%
<i>I/we need a larger home</i>	4.3%
<i>I/we need a smaller home</i>	3.5%

Is there anyone in your household currently, or in the near future, in need of alternative accommodation?	
Yes	19.1%
No	80.9%

If yes, would they like to stay in the village/parish?	
Yes	85.0%
No	15.0%

Local people are not adverse to some new housing development taking place. A majority, but only just a majority, would prefer the scale of development to be small i.e. less than 20 new dwellings over the next ten years. A third of people would be content if that number was up to 35 over 10 years. Opinion is divided as to what type of housing is most needed. It seems as if a mix of affordable and market housing would be acceptable, although the preference is for housing for sale rather than for rent. The need to ensure that there are homes more suitable for the elderly is acknowledged by local people.

New housing would enable new community facilities to be provided; how much new housing development is acceptable in or close to the village in the next 10 years?	
<i>Less than 20 dwellings</i>	53.0%
<i>20-35 dwellings</i>	34.8%
<i>35+ dwellings</i>	12.2%

What type of housing is most needed in the parish?	
<i>Affordable housing for local people to rent (e.g. from a Housing Association)</i>	32.1%
<i>Affordable housing for local people to buy (Shared Ownership or discounted sale)</i>	51.4%
<i>Private housing for sale at market values</i>	52.3%
<i>Homes suitable for retirement e.g. bungalows</i>	55.1%

Business

Most of the respondents that work, are in full-time employment. Relatively few working-people are in part-time employment. 1 in 5 respondents work from home. Despite the proximity to the parish of several major employment opportunities, only 7% of people who travel to work currently work within a mile of their home. 44% travel to work daily into Exeter.

Almost two-thirds (65%) of the working population travels to work by private motor car. Only 6% of our resident workforce use the bus to get to work.

What is your current work status?			
<i>Employed full-time</i>	40.7%	<i>Employed part-time</i>	7.6%
<i>Self employed</i>	17.8%	<i>Unemployed seeking work</i>	0.0%
<i>Unemployed – unable to work</i>	1.7%	<i>Student</i>	7.6%
<i>Home carer</i>	0.0%	<i>Retired</i>	24.6%

Where do you normally work?			
<i>At or from home</i>	19.1%	<i>Rest of East Devon</i>	11.9%
<i>Nearby (less than a mile away)</i>	7.1%	<i>Rest of Devon</i>	13.1%
<i>In Exeter</i>	44.1%	<i>Rest of UK</i>	4.8%

How do you normally travel to work?			
<i>Not applicable</i>	15.0%	<i>On foot</i>	7.5%
<i>On bicycle</i>	2.5%	<i>By bus</i>	6.3%
<i>By private motor car – as driver</i>	63.8%	<i>By private motor car – as passenger</i>	1.2%
<i>By taxi</i>	0.0%	<i>By airplane</i>	0.0%
<i>By train</i>	3.8%		

We asked if people would prefer to work from home. If they could. Just over half of the respondents said they would. We asked what was stopping them. For many, the lack of a reliable high speed broadband service was cited as the reason why.

Would you work from home if you could?	
<i>Yes</i>	52.7%
<i>No</i>	47.3%

With the major developments planned around the parish we are interested in local people's opinion as to whether we should encourage small businesses to locate within the parish area. Local people clearly see small business activity as being a part of what Clyst Honiton is about. Three-quarters of respondents agree that we should encourage business activity (of a certain scale) within the village itself. Well over 80% would encourage further business activity in other parts of the parish. The clear preference is for small business units.

Should we encourage small businesses?		
	<i>Yes</i>	<i>No</i>
<i>In the village of Clyst Honiton</i>	74.8%	25.2%
<i>In the rest of the Parish</i>	87.4%	12.6%

If yes, should we specifically encourage the development of:			
<i>small business units</i>	63.9%	<i>artisan/craft workshops</i>	48.5%
<i>offices</i>	28.9%	<i>small-scale manufacturing</i>	23.7%
<i>live/work units</i>	22.7%	<i>retails outlets</i>	41.2%

Traffic, Roads and Paths

Traffic is a nuisance to most people in Clyst Honiton. That nuisance takes several forms, as the Survey has shown. The table below places the various nuisances in order of 'concern' to local people. HGV's and the overall volume of traffic are highest. Several of the higher rated concerns relate to safety matters. 4 in 5 respondents tell us that we need to do more to make walking and cycling safer in the area. 87% of respondents believe that we need more off-street parking.

Which of the following are matters of concern to you in our parish?			
	<i>Strong concern</i>	<i>Some concern</i>	<i>No concern</i>
<i>Volume of traffic</i>	60.8%	25.4%	13.7%
<i>Speed of vehicles</i>	60.8%	22.6%	16.6%
<i>'Rat-running'</i>	60.2%	22.3%	17.5%
<i>HGV traffic</i>	60.0%	29.5%	10.5%
<i>Pedestrian safety</i>	51.0%	30.6%	18.4%
<i>On-street parking</i>	50.0%	31.1%	18.9%
<i>Road maintenance</i>	44.5%	36.6%	18.8%
<i>Pavements/footways/footpaths</i>	42.3%	26.8%	30.9%
<i>Road pollution</i>	35.5%	36.5%	28.0%
<i>Traffic noise</i>	31.2%	38.7%	30.1%
<i>Lack of safe cycle routes</i>	31.2%	29.2%	39.6%
<i>Access on and off main roads</i>	27.2%	30.4%	42.4%

Should we do more to make walking and cycling safer?		
	<i>Yes</i>	80.3%
	<i>No</i>	19.7%

Do we need more off-street parking?		
	<i>Yes</i>	86.9%
	<i>No</i>	13.1%

Community Facilities and Services

Our exploration of community facilities and services focused upon health and wellbeing-related services. Many people, 70%, are content with the current level of services provision locally but, a significant, 30% are not. A local GP surgery is highest on the wish list closely followed by a dental surgery. Many recognised that such a service may need to be provided via an outreach facility.

Are you content with the current level of health and welfare services available locally?		
	<i>Yes</i>	69.8%
	<i>No</i>	30.2%

Improved local health provision also featured in the response to our question about services to the more vulnerable and less mobile in the community. Over half of respondents say we should find ways to improve services to the more vulnerable and less mobile in the community. A bus service through the village was top of the list. Community-based activities and a community hall to serve as a focus for activities also featured prominently amongst the suggestions.

Should we improve services to the more vulnerable and less mobile in the community?		
	<i>Yes</i>	55.6%
	<i>No</i>	3.4%
	<i>Don't Know</i>	41.0%

Leisure and Recreation

The need for a 'community facility' has been established in a recent community consultation. We asked local people if they still believe that is the case. At January 2015, 86% tell us they think a 'community facility' in Clyst Honiton is needed.

Respondents were asked what they would likely use such a community facility for. The most often mentioned activities are: meetings, social and community events, coffee mornings, fitness classes, bingo and evening classes i.e. a fairly typical community centre programme aimed at bringing local people together regularly.

Recent consultation established a need for a 'community facility' in Clyst Honiton. Do you agree?		
	Yes	86.4%
	No	13.6%

It is agreed by most that the current level of provision for leisure and recreation is not satisfactory. Indeed, the 2014 Survey response indicates a large degree of dissatisfaction amongst, or on behalf of, all age groups. Respondents feel that no age group is particularly well provided for either for leisure and social activity or for sport and recreation.

As regards sport, 70% think we need a hard surface multi-games area in or close to the village.

Do you feel the following age groups are adequately catered for at present with local leisure and social facilities and opportunities?		
	Yes	No
<i>Children up to age 11</i>	20.4%	79.6%
<i>Young people age 12 to 17</i>	10.3%	89.7%
<i>People age 18 to 30</i>	14.4%	85.6%
<i>People age 31 to 60</i>	20.2%	79.8%
<i>People 60 +</i>	19.0%	81.0%

Do you feel the following age groups are adequately catered for at present with local play, sport and recreation facilities and opportunities?		
	Yes	No
<i>Children under 11</i>	18.4%	81.6%
<i>Young people age 11 to 18</i>	6.9%	93.1%
<i>People age 19 to 30</i>	3.3%	96.7%
<i>People age 31 to 60</i>	12.0%	88.0%
<i>People 60 +</i>	14.0%	86.0%

Do we need a hard surface multi-games area in the village?		
	Yes	70.5%
	No	29.5%

Future Planning and Development

We invited local people to express their opinion regarding the future planning and development in the parish of Clyst Honiton. When asked what people most liked about the area where they live we can summarise what we have been told is as follows: because it is rural and quiet; it is friendly and retains a village feel. Yet it is still conveniently close to Exeter.

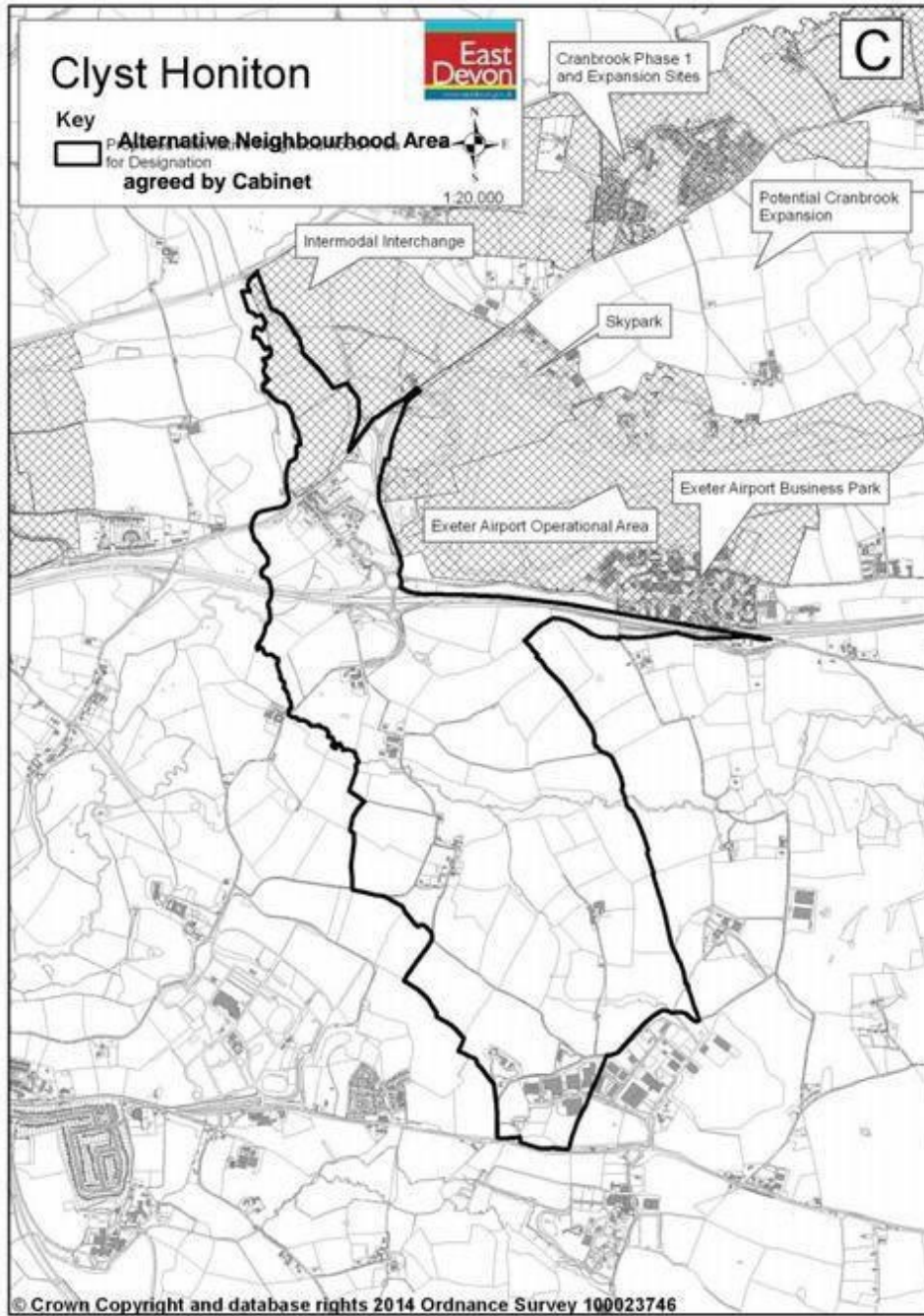
We also asked people what they would like to changes or improved. The list is quite extensive and will need considerable analysis. The most often mentioned things are parking, better facilities, traffic controls, a shop/newsagent, better sports facilities, improved community and social facilities and more things to bring the community together.

And finally, we asked local people how they would like to see Clyst Honiton to be described in 15 years. We offered a number of adjectives for people to respond to. We present their response below in order of preference. This may help in formulating a Vision for the Neighbourhood Plan.

How would like Cyst Honiton to be described in 15 years?	
<i>Friendly</i>	89.3%
<i>Safe</i>	81.3%
<i>Attractive</i>	61.6%
<i>Rural</i>	55.4%
<i>Traditional</i>	47.3%
<i>Tranquil</i>	44.6%
<i>Affordable</i>	38.3%
<i>Vibrant</i>	24.1%
<i>Prosperous</i>	17.9%
<i>Modern</i>	8.0%

Appendix A

Neighbourhood Area



Clyst Honiton Neighbourhood Plan Questionnaire

Please tell us your views on the future planning of our local area.

Neighbourhood planning is an **exciting opportunity** for us to influence how and why development will take place in the parish of Clyst Honiton over the next fifteen years and more.

Please take time to fill out your own individual questionnaire and be part of this. You can do the questionnaire online at www.clysthoniton.org

This questionnaire is largely formed using your comments from the Voice Events. Your answers will continue to help us understand and establish what is **important to you** and what our Neighbourhood Plan **should focus** on.

The process of producing the Plan will include **on-going consultations** with the community at every stage. This is to ensure a true and robust Neighbourhood Plan that will be considered in any future decisions involving planning applications, infrastructure and economic, housing and other development.

The Neighbourhood must conform to the local and national policies **but it can** put in place detailed local planning policies where the community thinks it is necessary or beneficial to do so. In the latter stages our plan will go before an independent Examiner, and then be subject to a referendum in the Parish where, under the regulations in the Localism Act 2011, over 50% of those voting must be in favour of the Plan. Once approved it will form part of the statutory development plans for the area.

You can see from this, just how important it is that you make your views known so that they can be reflected in the final document.

The questionnaire is straightforward and self-explanatory, but if you would like support please tell your delivery person

Natural Environment

Q1) How do you rate our local countryside?	<i>Very important</i>	<i>Important</i>	<i>Not important</i>
Immediately around the village of Clyst Honiton			
In the wider parish area			

Q2) Does our remaining countryside need protecting?	(Please tick one only)	
	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>

Q3) Should we protect and support our working farmland?	(Please tick one only)	
	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>

Q4) Should we seek to increase areas of public access in the local countryside?	(Please tick one only)	
	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>

Q5) Should we establish a permanent 'local green space' on both sides of the River Clyst between the Sainsbury's site and Moss Hayne Farm?	(Please tick one only)	
	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>

Q6) If we establish a 'local green space', what would you use it for?			
(Please tick all that apply)			
<i>Walking</i>	<input type="checkbox"/>	<i>Nature trails</i>	<input type="checkbox"/>
<i>Walking the dog</i>	<input type="checkbox"/>	<i>Wheel chair route</i>	<input type="checkbox"/>
<i>Cycling</i>	<input type="checkbox"/>	<i>Informal social activities</i>	<input type="checkbox"/>
<i>Running off-road</i>	<input type="checkbox"/>	<i>Organized nature activities</i>	<input type="checkbox"/>
<i>Peace and quiet</i>	<input type="checkbox"/>	<i>Other (please specify)</i>	<input type="checkbox"/>

Q7) If a circular route was established in this 'local green space', how much more time, on average per week, are you likely to spend outdoors in Clyst Honiton Parish?	
(Please tick one only)	
<i>No additional time</i>	<input type="checkbox"/>
<i>Under 1 hour</i>	<input type="checkbox"/>
<i>1-2 hours</i>	<input type="checkbox"/>
<i>Over 2 hours</i>	<input type="checkbox"/>
<i>Uncertain</i>	<input type="checkbox"/>

Q8) Are there any other green spaces in the Parish that need protecting?	
(Please tick one only)	
<i>Yes</i>	<input type="checkbox"/>
<i>No</i>	<input type="checkbox"/>
<i>Don't Know</i>	<input type="checkbox"/>

Q9) If yes to Q8, where are they?	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

Built Environment

Q10) How would you rate the appearance and character of the village of Clyst Honiton?	
(Please tick one only)	
<i>Very Good</i>	<input type="checkbox"/>
<i>Good</i>	<input type="checkbox"/>
<i>Average</i>	<input type="checkbox"/>
<i>Poor</i>	<input type="checkbox"/>

Q11) What can we do to improve the appearance of the village?

Q12) Should we set standards for the design and appearance of any new development?	
(Please tick one only)	
<i>Yes</i>	<input type="checkbox"/>
<i>No</i>	<input type="checkbox"/>

Q13) Should all new buildings meet high standards of sustainable design and construction?	
(Please tick one only)	
<i>Yes</i>	<input type="checkbox"/>
<i>No</i>	<input type="checkbox"/>

Q14) Should we encourage renewable energy installations on existing buildings?	
(Please tick one only)	
<i>Yes</i>	<input type="checkbox"/>
<i>No</i>	<input type="checkbox"/>

Q15) Thinking about the village, how would you like Clyst Honiton to be described in 15 year's time?					
(Please tick all that apply)					
<i>Affordable</i>		<i>Attractive</i>		<i>Friendly</i>	
<i>Prosperous</i>		<i>Safe</i>		<i>Rural</i>	
<i>Modern</i>		<i>Traditional</i>		<i>Tranquil</i>	
<i>Vibrant</i>		<i>Other (please specify)</i>			

Housing

Q16) How did you come to live in the area?					
(Please tick up to three)					
<i>Born here/came with family</i>		<i>Work in area</i>			
<i>Commutability</i>		<i>Relatives living nearby</i>			
<i>Love of the countryside</i>		<i>Retirement</i>			
<i>Transport Network</i>		<i>Affordability/value for money</i>			
<i>Other (please specify)</i>					

Q17) About your current home?					
(Please tick one only)					
<i>My present home meets my/our current needs</i>					
<i>I/we need a larger home</i>					
<i>I/we need a smaller home</i>					

Q18) Is there anyone in your household currently, or in the near future, in need of alternative accommodation?					
(Please tick one only)					
<i>Yes</i>					
<i>No</i>					

Q19) If yes to Q18, would they like to stay in the village/parish?					
(Please tick one only)					
<i>Yes</i>					
<i>No</i>					

Q20) New housing would enable new community facilities to be provided; how much new housing development is acceptable in or close to the village in the next 10 years?					
(Please tick one only)					
<i>Less than 20 dwellings</i>					
<i>20-35 dwellings</i>					
<i>35+ dwellings</i>					

Q21) What type of housing is most needed in the parish?					
(Please tick all that apply)					
<i>Affordable housing for local people to rent (e.g. from a Housing Association)</i>					
<i>Affordable housing for local people to buy (Shared Ownership or discounted sale)</i>					
<i>Private housing for sale at market values</i>					
<i>Homes suitable for retirement e.g. bungalows</i>					
<i>Other (Please specify)</i>					

Business

Q22) What is your current work status?					
(Please tick one only)					
<i>Employed full-time</i>		<i>Employed part-time</i>			
<i>Self employed</i>		<i>Unemployed seeking work</i>			
<i>Unemployed – unable to work</i>		<i>Student</i>			
<i>Home carer</i>		<i>Retired</i>			
<i>Other</i>					

Q23) Where do you normally work?			
(Please tick one only)			
<i>At or from home</i>		<i>Rest of East Devon</i>	
<i>Nearby (less than a mile away)</i>		<i>Rest of Devon</i>	
<i>In Exeter</i>		<i>Rest of UK</i>	

Q24) How do you normally travel to work?			
(Please tick one only)			
<i>Not applicable</i>		<i>On foot</i>	
<i>On bicycle</i>		<i>By bus</i>	
<i>By private motor car – as driver</i>		<i>By private motor car – as passenger</i>	
<i>By taxi</i>		<i>By airplane</i>	
<i>By train</i>		<i>Other</i>	

Q25) Would you work from home if you could?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Q26) If yes to Q25, what is stopping you?

Q27) Should we encourage small businesses?		
	<i>Yes</i>	<i>No</i>
<i>In the village of Clyst Honiton</i>		
<i>In the rest of the Parish</i>		

Q28) If yes to Q27, should we specifically encourage the development of:			
(Please tick all that apply)			
<i>small business units</i>		<i>artisan/craft workshops</i>	
<i>offices</i>		<i>small-scale manufacturing</i>	
<i>live/work units</i>		<i>retails outlets</i>	

Traffic, Roads and Paths

Q29) Which of the following are matters of concern to you in our parish?			
	<i>Strong concern</i>	<i>Some concern</i>	<i>No concern</i>
<i>Volume of traffic</i>			
<i>Access on and off main roads</i>			
<i>Speed of vehicles</i>			
<i>'Rat-running'</i>			
<i>On-street parking</i>			
<i>Traffic noise</i>			
<i>Road pollution</i>			
<i>Road maintenance</i>			
<i>HGV traffic</i>			
<i>Pedestrian safety</i>			
<i>Lack of safe cycle routes</i>			
<i>Pavements/footways/footpaths</i>			

Q30) Do we need more off-street parking?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Q31) Should we do more to make walking and cycling safer?	
(Please tick one only)	
<i>Yes</i>	<input type="checkbox"/>
<i>No</i>	<input type="checkbox"/>

Community Facilities and Services

Q32) Are you content with the current level of health and welfare services available locally?	
(Please tick one only)	
<i>Yes</i>	<input type="checkbox"/>
<i>No</i>	<input type="checkbox"/>

Q33) If no to Q32, what would you like to see provided more locally?

Q34) Should we improve services to the more vulnerable and less mobile in the community?	
(Please tick one only)	
<i>Yes</i>	<input type="checkbox"/>
<i>No</i>	<input type="checkbox"/>
<i>Don't Know</i>	<input type="checkbox"/>

Q35) If yes to Q34, what could be done?

Leisure and Recreation

Q36) Recent consultation established a need for a 'community facility' in Clyst Honiton. Do you agree with this?	
(Please tick one only)	
<i>Yes</i>	<input type="checkbox"/>
<i>No</i>	<input type="checkbox"/>

Q37) If such a 'community facility' is provided what would you like to use it for?

Q38) Do you feel the following age groups are adequately catered for at present with local leisure and social facilities and opportunities?		
	Yes	No
<i>Children up to age 11</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Young people age 12 to 17</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>People age 18 to 30</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>People age 31 to 60</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>People 60 +</i>	<input type="checkbox"/>	<input type="checkbox"/>

Q39) Do we need a hard surface multi-games area in the village?	
(Please tick one only)	
<i>Yes</i>	<input type="checkbox"/>
<i>No</i>	<input type="checkbox"/>

Q40) Do you feel the following age groups are adequately catered for at present with local play, sport and recreation facilities and opportunities?		
	Yes	No
<i>Children under 11</i>		
<i>Young people age 11 to 18</i>		
<i>People age 19 to 30</i>		
<i>People age 31 to 60</i>		
<i>People 60 +</i>		

You are invited to give your opinion regarding the future planning and development in the parish of Clyst Honiton:

Q41) What do you most like about the area where you live?
1
2
3

Q42) What would you like to see changed or improved in the parish?
1
2
3

To help us monitor the community response to the questionnaire please answer the following:

Q43) What is your age group?	
(Please tick one only)	
<i>11-18</i>	
<i>18-24</i>	
<i>25-44</i>	
<i>45-64</i>	
<i>65-74</i>	
<i>Over 75</i>	

Q44) How long have you lived in the parish of Clyst Honiton?	
(Please tick one only)	
<i>Less than 1 year</i>	
<i>1-2 years</i>	
<i>3-5 years</i>	
<i>5-10 years</i>	
<i>10-20 years</i>	
<i>Over 20 years</i>	

Q45) Where do you live?	
(Please tick one only)	
<i>In the village</i>	
<i>Hill Barton area</i>	
<i>Holbrook</i>	
<i>Outside the parish</i>	
<i>If outside, please specify:</i>	

Thank you for taking the time to have your say.

We shall be reporting back on what local people have told us in the Clyst Chatter, the website, and further consultation events.

All completed questionnaires must be received by Sunday 14th December.

These will be picked up by hand by your normal newsletter person. Please use the plastic bag provided if you want to leave the questionnaire outside your door.

New Houses in Clyst Honiton

INTRODUCTION

Clyst Honiton Parish Council through the Neighbourhood Plan is looking at allocating sites for houses within or close to Clyst Honiton village. The reason for allocating houses is to raise money for building and providing, the much needed community facilities.

In the Clyst Honiton Neighbourhood Plan each housing site will **have to**:

- ✓ **Financially contribute to the build of new community facilities.**
- ✓ **Provide houses: for people with a local connection; for the elderly; at market value.**
- ✓ **Add to the attraction of the village by adhering to strict Clyst Honiton Design and Landscaping Guidelines.**
- ✓ **Provide infrastructures so that new houses are well integrated with the existing village.**

New Houses in Clyst Honiton

BACKGROUND

In the Neighbourhood Plan Survey and Voice events residents told us that:

- **The countryside around the village is very important to you.**
- **You want to retain a village feel.**
- **You feel that the appearance of the village needs improving.**
- **You want to set standards for design & appearance.**
- **You want housing for local people, the elderly and for private sales.**
- **You want a community building.**
- **You want community facilities for play, sport recreation, leisure and social interaction.**

The development of more houses in Clyst Honiton will help us achieve these things.

The Parish Council envisage that these houses will be built during the lifetime of the Neighbourhood Plan (2031).

THE SITES

7 potential sites have been put forward for new housing.

Each site needs to be considered by the community.

The sites have been split into groups based on how much money these sites provide towards community facilities.

GROUP ONE: (Sites of 5, or more houses.)

Current legislation means that these sites provided by the NHP, will provide substantial finance to fund community facilities.

Site A: Bypass Site

Site B : Clytside Site

Site C: Clyst House Site

Site D : S & T Site

GROUP TWO. (Sites of less, than four houses.)

These sites will provide a small amount of finance towards community facilities.

Site E: Pratts Corner Site- 1 house.

Site F: Old School Site - 2 houses.

Site G: Glebelands/ Allotment Site- 2-3 houses.

FEEDBACK

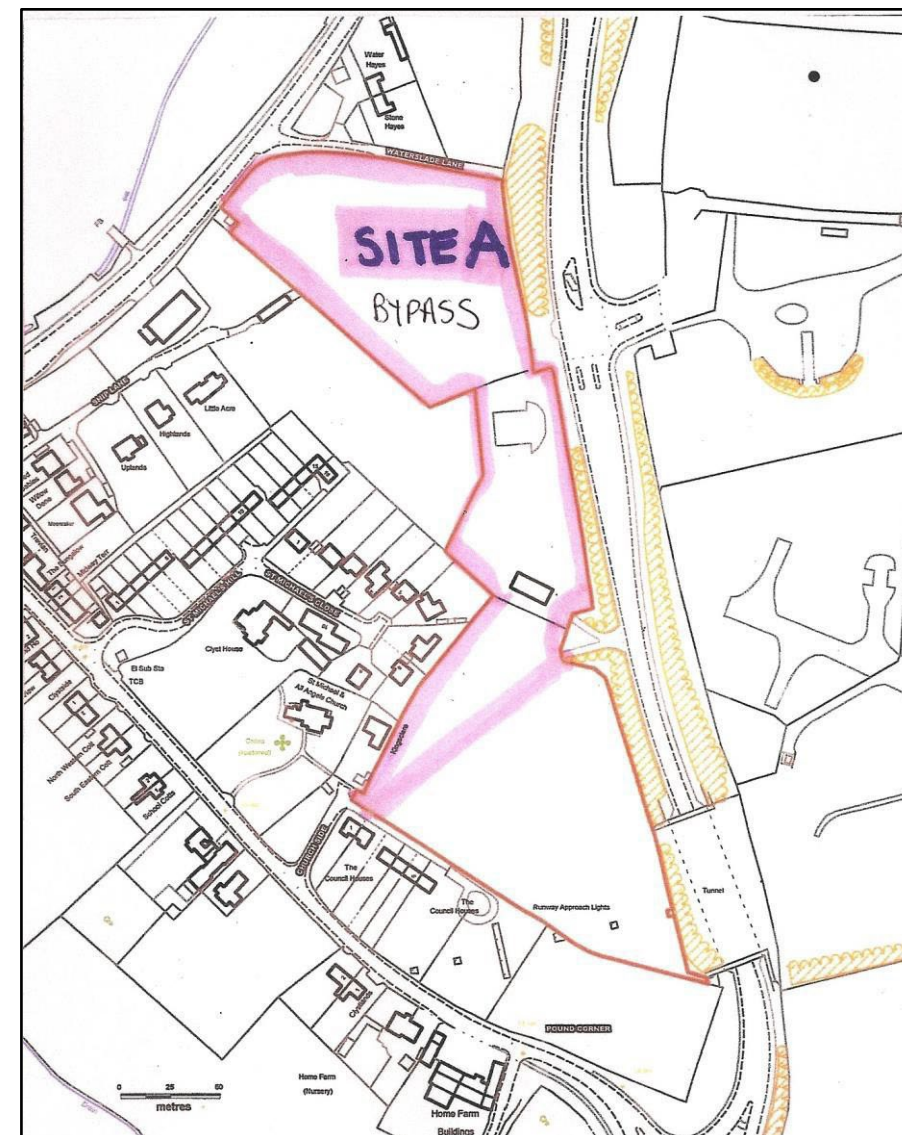
Do you support the proposed sites? Yes/ No/ Unsure

- Please provide written feedback on each site.
- Please give us BOTH your positive and negative views on each of these sites.
- For each site it is IMPORTANT that you read the **site considerations** as some of your answers/ comments will have been answered.
- FEEDBACK TO Neighbourhood Plan Officer: janvrinedbrooke@gmail.com

SITE A: BYPASS SITE

The Parish Council has listed some considerations:

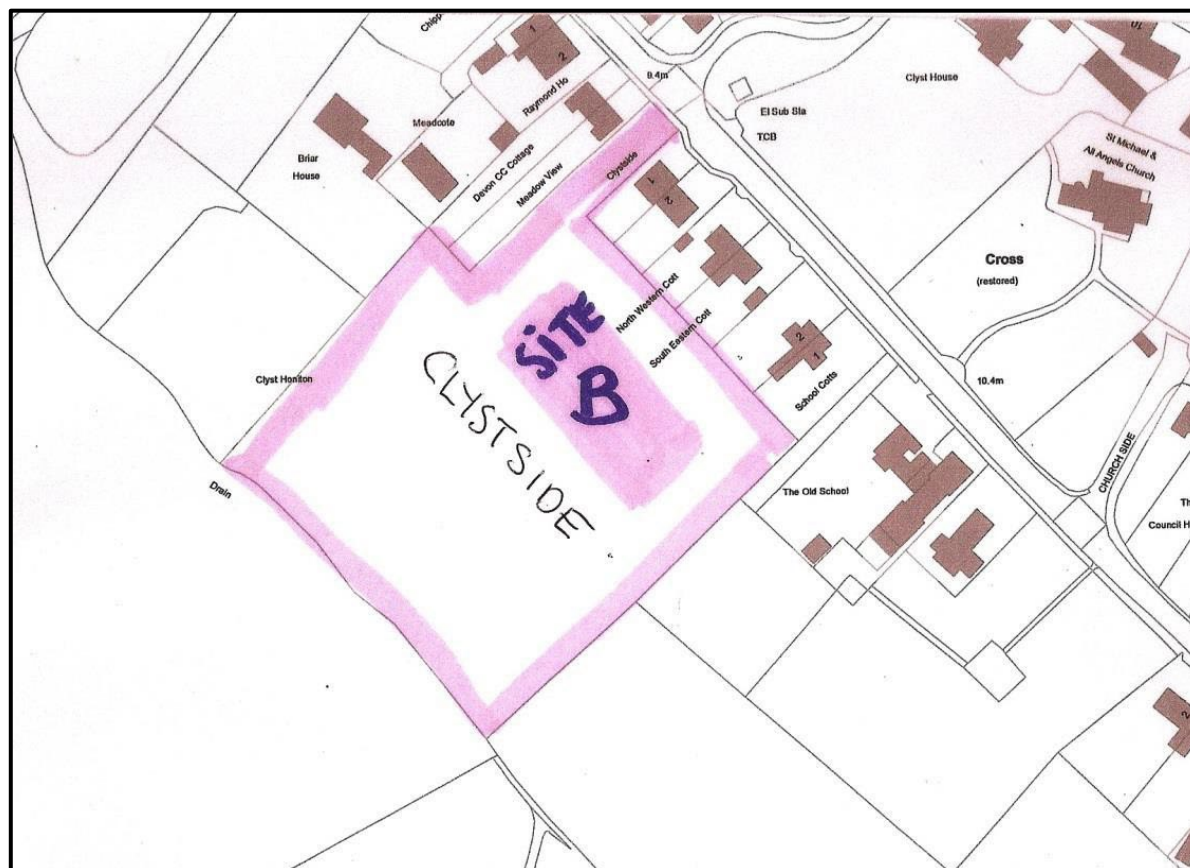
- **Location:** Alongside the Bypass. Land falling inside the Public Safety Zone will only be used in accordance with E. Devon Planning policy.
- **Access:** Already in place onto Bypass. Secondary access could be Waterslade lane and Churchside. Access requirements will be determined in collaboration with the Highways Authority.
- **Type of Site:** Redundant green field and brownfield sites of no agricultural use, and vulnerable to travellers. The fields are enclosed by hedges with the bypass boundary providing a degree of openness. Part of the site is open and level. One field is more enclosed and has an elevated area that slopes gently down to Waterslade Lane.
- **Flooding:** Not in a flood zone.
- **Impact:** This development will be adjacent to a busy bypass. Design will ensure it has a village feel with housing density appropriate for a village. A mix of houses will be provided.
- **Present views:** Existing residents' views will be not be greatly altered. Present skylines will remain. New houses on elevated land will have extensive views to west and north. Landscaping of site will be used in framing views into the development.
- **Additions:** This area would provide the largest area for housing in Clyst Honiton and therefore subject to viability considerations, the largest contribution to Community Facilities.



SITE B: CLYSTSIDE SITE

The Parish Council has listed some considerations:

- **Location:** Central in village.
- **Access:** Exists onto village road.
- **Type of Site:** Level site – good location for low level housing for elderly, starter homes, 1 and 2 bed properties subject to Viability consideration.
- **Flooding:** Not all the site can be used for housing as some of the land is in Flood Zone 3 -Unsuitable for housing. Developers will have to invest in flood defences & implement flood specific designs subject to Environmental Agency feedback and viability.
- **Impact:** Visually not high impact as located behind the houses along the airport road. Looking for the site to have predominately single storey houses.
- **Present Views:** 6 houses will lose field backdrop but will retain views into the distance.
- **Additions:** Looking for developer to provide pavement access and a car park for parish field community facility users.



SITE C: CLYST HOUSE SITE

The Parish Council has listed some considerations:

- **Location:** Central in village.
- **Access:** Existing access will be used, and a further access will be made on St Michaels Hill which will help integrate new properties/residents into the existing village.
- **Type of Site:** Sloping, but through excavation the foundations for the new houses will be lower than existing ground level and will be level/lower than the base of the existing church wall.
- **Flooding:** Not in a flood zone.
- **Impact:** The big house will be retained and the courtyard will be converted. New houses will follow strict design guidelines to complement the church setting. (Eg Churchside development)
- **Present views:** New houses will alter views for some residents, but none of the new houses will overlook existing properties.



SITE E: PRATT'S CORNER

The Parish Council has listed some considerations:

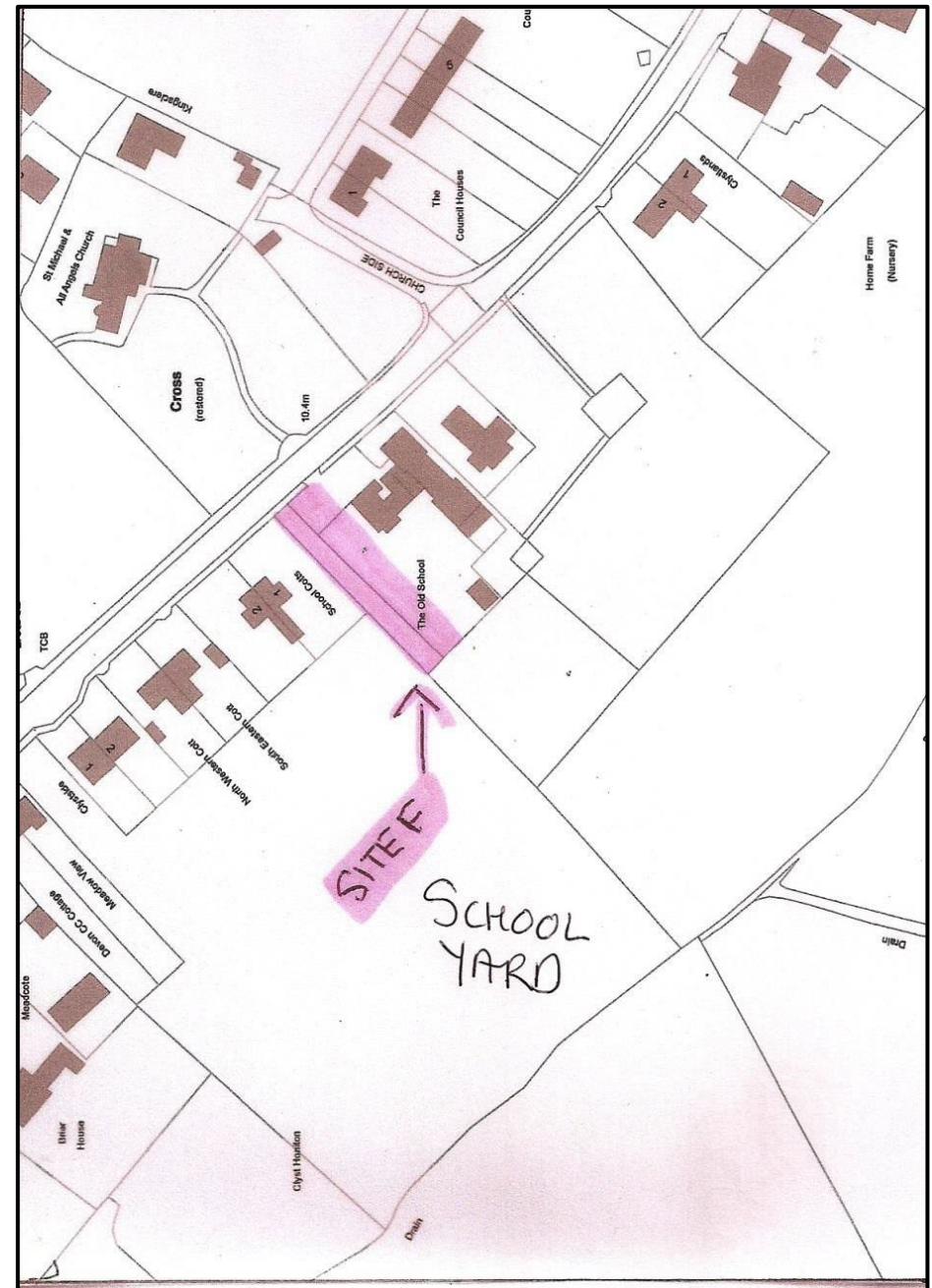
- **Location:** Central. Has properties on the north and west sides.
- **Access:** Already in place.
- **Type of Site:** Gently sloping site with garden and garage. Site will be levelled and lowered due to overhead cables. Small site- so small 1-2 bed property.
- **Flooding:** Not in a flood zone.
- **Impact:** The site already has substantial buildings surrounding it making this site less sensitive to change.
- **Present views:** Property to north will have lower level views affected but will retain higher level views into the distance.
- **Additions:** Renewal of past planning application for a building on this site. Could allow a local to downsize into a smaller property.



SITE F: OLD SCHOOL SITE.

The Parish Council has listed some considerations:

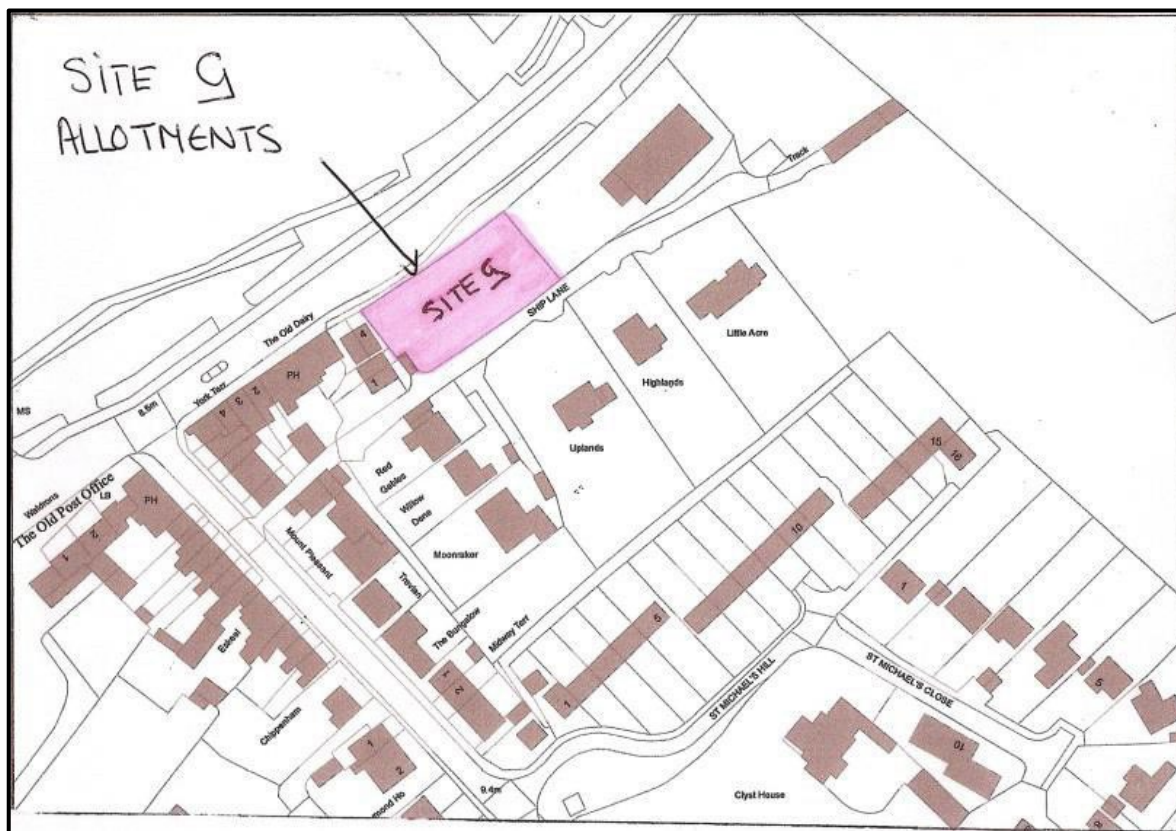
- **Location:** Central location opposite Church and churchyard. Properties on the west side and businesses on the eastern side.
- **Access:** Already access onto village road. This might need widening.
- **Type of Site:** Presently used as a storage yard, and has several small storage units.
- **Flooding:** A small section at the back of the site is within Flood zone 2. Developer will have to invest in flood defences & implement flood specific designs.
- **Impact:** Houses would upgrade the appearance of this site.
- **Present views:** Will not affect present houses. Substantial boundary hedge to the west of the site would remain.
- **Additions:** Car parking for business users will need to be considered. Properties would have design constraints. Essential that houses are attractive and pick up the attractive historical design features of the old school building.



SITE G: GLEBE LANDS/ ALLOTMENTS.

The Parish Council has listed some considerations:

- **Location:** This site is on elevated land next to old A30 next to the Slate and Tiling business. The boundary bank alongside road is next to a pedestrian pavement and the bus stop bay. The site is surrounded on 3 sides by development.
- **Access:** There is no vehicular access onto this site. Pedestrian access is via Ship Lane. Access would need to be away from bus stop bay. Shared access onto the road with the slate and tiling development could be a viable option.
- **Type of Site:** Presently used for allotments with only one allotment vacant. Road side boundary bank is in a poor state, is unstable and overhangs an area used by pedestrians and bus stop users.
- **Flooding:** Only the boundary is within Flood Zone 2. If the site is at road level the developer would need to consider flood defences & flood specific designs.
- **Impact:** Residential development at this site would improve the present eyesore boundary bank and would be a natural continuation of the street scene along York Terrace. Change of use will improve the appearance of the approach to Clyst Honiton
- **Present views:** Only the southern elevation houses would be affected. Good open views to the west, which will remain as land opposite is allocated as Local Green Community Space. Back of site if levelled will be enclosed and will allow properties privacy and the houses to east will not have their views affected.
- **Additions:** If this site were favoured for residential development, the land at Pound Corner would be provided to relocate current allotment holders and can provide more allotments if required by Clyst Honiton's expanding population.





Strategic Planning and
Urban Design

Submitted to Clyst Honiton
Parish Council



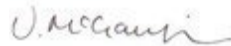

APPENDIX 21F

A
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PL1 1LD



Site appraisal for the Clyst Honiton Neighbourhood Plan

August 2015

<i>Project Role</i>	<i>Name</i>	<i>Position</i>	<i>Actions Summary</i>	<i>Signature</i>	<i>Date</i>
Researcher and report writer	Daniel Ellis	Environmental Consultant	Undertook site assessment and compiled draft report		11/08/15
Project Manager	Nick Chisholm-Batten	Principal Consultant	Undertook site assessment and compiled draft report		11/08/15
Director/QA	Una McGaughrin	Principal Planner	QA of draft for comment		13/08/15
Qualifying Body	Janvrin Edbrooke	Group contact	Co-ordinated group inputs and comments		?/08/15
Project Coordinator	Robert Kyle	Housing Needs Advice coordinator	Reviewed final report		18/08/15

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Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for the Clyst Honiton Neighbourhood Plan on behalf of Clyst Honiton Parish Council.

Clyst Honiton Neighbourhood Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan¹, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Neighbourhood Group have asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The emerging East Devon Local Plan does not seek to allocate any homes in the parish. However the Neighbourhood Group are keen to allocate housing over and above that proposed through the emerging Local Plan to support the enhancement of community facilities in the village.

The purpose of the site appraisal is therefore to produce a clear assessment of the suitability of each of the six sites available for potential housing development in the village. It also seeks to explore any potential for the siting of a community facility.

Six sites have been considered through the site appraisal, as follows:

- **Site 1, Land adjacent to Clyst Honiton Bypass**
- **Site 2, Clystside site**
- **Site 3, Clyst House site**
- **Site 4, Slate and Tile site**
- **Site 5, Glebe Lands/Allotments**
- **Site 6, Clyst Honiton Parish Playing Fields**

The location of these sites is presented in Figure 1 below.

Following the completion of the site appraisal, it is considered that three sites are most appropriate for further consideration by the Neighbourhood Group for taking forward for housing through the Clyst Honiton Neighbourhood Plan.

The three sites are as follows (please note these are not presented in order of preference):

- **Site 1, Land adjacent to Clyst Honiton Bypass**
- **Site 3, Clyst House**
- **Site 4, Slate and Tile Site**

Whilst these sites are deemed to be the most suitable for further consideration through the progression of the Neighbourhood Plan, a number of mitigation measures will be required when taking forward these sites. This is to overcome sometimes significant constraints related to noise and visual amenity (Site 1), potential impacts on the historic setting of features associated with St Michael and All Angels Church (Site 3) and flood risk (Site 4).

In this context it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report. This can include through targeted site-specific policies to address the elements raised relating to noise and visual amenity, the historic environment and flood risk.

A further consideration is that, due to the capacity of the sites, only Site 1 of the three is likely to be able to deliver the quantity of housing required to support the development of a new community facility through mechanisms such as the Community Infrastructure Levy. The site also has increased potential to deliver elements such as enhanced green infrastructure provision and improvements to pedestrian and cycle networks. On this basis the capacity and scale of Site 1 reduces the necessity for housing development to take place on Site 3 and Site 4.

¹ The Neighbourhood Area comprises Clyst Honiton Parish, excluding the parts of the parish within the strategically important sites of Exeter Airport and the Skypark development.

Two of the sites are also considered appropriate for the location of a new **community facility**, as follows:

- **Site 1, Land adjacent to Clyst Honiton Bypass**
- **Site 2, Clystside site**

However, Site 2 should only be taken forward for this purpose if potential issues associated with flood risk present in the locality can be resolved, including in association with discussions with the Environment Agency.

1 Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Clyst Honiton Neighbourhood Plan on behalf of Clyst Honiton Parish Council, which is the designated Neighbourhood Group. The work undertaken was agreed with the Neighbourhood Group and the Department for Communities and Local Government (DCLG) in June 2015.

Clyst Honiton Neighbourhood Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan², and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Neighbourhood Group have asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The emerging East Devon Local Plan does not seek to allocate any homes in the parish. However the Neighbourhood Group are keen to allocate housing over and above that proposed through the emerging Local Plan. The reasoning for this is linked to the vitality of Clyst Honiton village, in particular its community facilities. The Neighbourhood Area is located in the Exeter and East Devon Growth Point³, an area which is currently seeing significant development. This includes linked to: the Cranbrook New Community, which is located 2km to the north east of the village; the Skypark development, which is located adjacent to the village; and development associated with the expansion of Exeter Airport, which is located immediately to the east of the village. Historically however, there has been a lack of planning applications approved within the village itself, and the community views that whilst significant growth has taken place in the wider area, growth has been suppressed within the village itself. This has contributed to a loss of community facilities. For example, the development of the Cranbrook New Community has contributed to the loss of the village's primary school. This has had associated impacts on the viability of the village as a thriving community.

As such a central aim of the Neighbourhood Group is to allocate additional housing in Clyst Honiton village. This is with a view to utilising the elevated level of Community Infrastructure Levy monies facilitated by the presence of an adopted Neighbourhood Plan to support the creation of new community facilities in the village. This includes potentially a central community hub for the village, potentially incorporating meeting rooms, workstations, changing rooms and other amenities. This central aim of the Neighbourhood Plan is fully supported by East Devon District Council.

Whilst a housing needs assessment has not been carried out for the parish, the Neighbourhood Group wish to consider different options for housing allocations through considering a number of sites for housing and/or a community facility. As indicated above, no allocations are proposed for Clyst Honiton Parish by the emerging East Devon Local Plan. However the Neighbourhood Plan group wished to explore if further allocations could be made to support community benefits.

The purpose of the site appraisal is therefore to produce a clear assessment of the suitability of each of the sites for potential housing development, and explore any potential for the siting of a community facility. In this context it is anticipated that the site selection process will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

1.2 Sites considered through the site appraisal

The Steering Group are keen to take a proactive approach to development in the parish to secure additional community infrastructure and support the vitality of Clyst Honiton village. This reflects the outcomes of consultation initiated during earlier stages of development of the Neighbourhood Plan, including through a number of community events, workshops and surveys.

To help deliver these further aspirations, the Steering Group commissioned this study to consider six potential sites in and around the village which have been offered as appropriate for development. These were chosen on the basis of a Call for Sites undertaken in June 2015, which resulted in six sites being proposed by landowners.

The six sites are presented in Table 1.1, with their location presented in Figure 1.

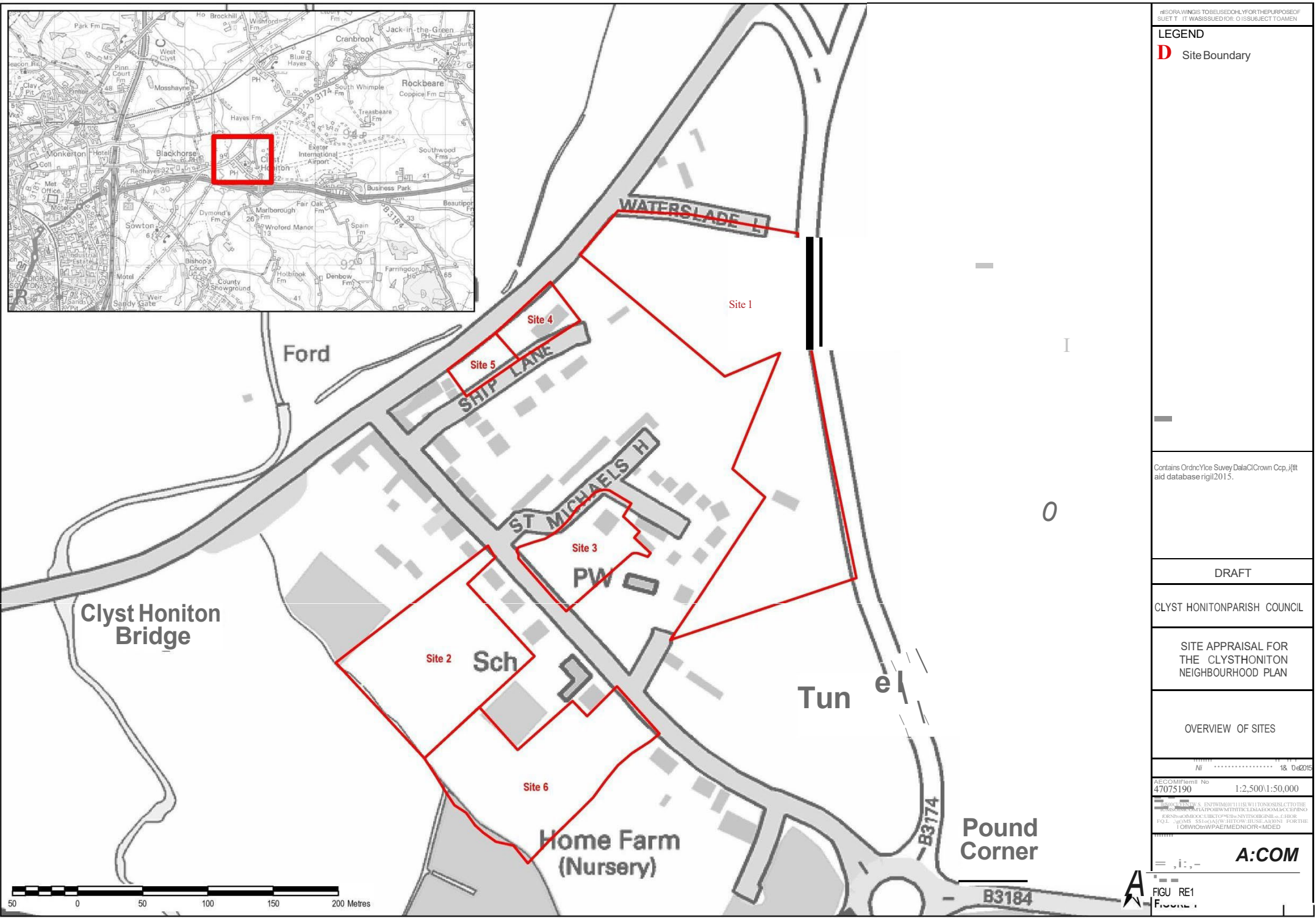
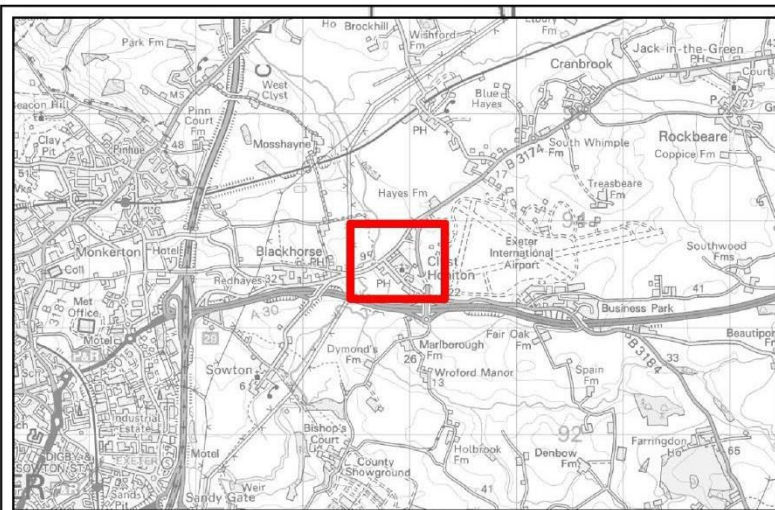
² The Neighbourhood Area comprises Clyst Honiton Parish, excluding the parts of the parish within the strategically important sites of Exeter Airport and the Skypark development.

³ See <http://www.exeterandeastdevon.gov.uk/>

Table 1.1: Sites considered through the site appraisal

Site name	Location	Source	Size (ha)	Indicative capacity (dwellings) ⁴
Site 1	Land adjacent to Clyst Honiton Bypass	Call for sites undertaken in July 2015	2.82	51
Site 2	Land to the south west of Clystside	Call for sites undertaken in July 2015	1.13	27
Site 3	Land within the ownership boundary of Clyst House	Call for sites undertaken in July 2015	0.46	5
Site 4	Land occupied by SW Slating & Tiling Ltd, adjacent to Honiton Road	Call for sites undertaken in July 2015	0.18	5
Site 5	Glebe lands/allotments adjacent to Honiton Road	Call for sites undertaken in July 2015	0.12	4
Site 6	Clyst Honiton Parish playing field and adjoining land to the south west	Call for sites undertaken in July 2015	1.17	28

⁴ A determination of the indicative capacity for each site has utilised the methodology presented in the guidance document DETR (July 1999) *Tapping the Potential: Assessing Urban Housing Capacity; Towards Better Practice*. This methodology varies the net density for each site depending on the site's size.



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LEGEND

D Site Boundary

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DRAFT

CLYST HONITON PARISH COUNCIL

SITE APPRAISAL FOR THE CLYSTHONITON NEIGHBOURHOOD PLAN

OVERVIEW OF SITES

ASCOM Plan No 47075190 1:2,500 1:50,000

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FIGURE 1

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2 METHODOLOGY FOR THE SITE APPRAISAL

2.1 Introduction

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing is still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Development of site appraisal pro-forma

Prior to carrying out the appraisal, site appraisal pro-forma were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background details on the site;
- Existing land uses;
- Surrounding land uses;
- Site characteristics;
- Site planning history;
- Suitability;
- Accessibility;
- Environmental considerations;
- Community facilities and services;
- Heritage considerations;
- Flood risk;
- Existing infrastructure; and
- Suitability for a potential community facility.

2.3 Task 2: Initial desk study

The next task was to conduct an initial desk study for each of the sites. In addition to gaining preliminary information relating to each site, the purpose of this stage was to highlight areas which should be examined in more detail during the subsequent site visit.

Environmental constraints maps are presented in **Appendix 1**.

2.4 Task 3: Site visit

After the completion of the initial desk study, a site visit to the Neighbourhood Area was undertaken by two members of the AECOM Neighbourhood Planning team. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal. It was also an opportunity to gain an opportunity to better understand the context and nature of the parish.

2.5 Task 4: Consolidation of results

Following the site visit further desk-based work was carried out. This was to validate and augment the findings of the site visit and to enable the results of the site appraisal to be consolidated.

Section 4 presents a summary of the findings of the site appraisal. The completed pro-forma for each site are subsequently provided in **Appendix 2**.

3 INDICATIVE HOUSING CAPACITY

3.1 Housing capacity of sites

The indicative housing capacity for each of the sites has been calculated utilising the methodology used for the Strategic Housing Land Availability Assessment (SHLAA) for the Exeter Housing Market Area sub-region⁵.

In terms of housing density, the methodology assumes a density of 30-50 dwellings per hectare for a sub-urban / rural settlement (dph).

The Clyst Honiton Neighbourhood Group are seeking development that is in keeping with the village/semi-rural setting, provides good car access and parking, and increases planting and landscaping areas of the village. Based on this, the methodology has assumed development densities at the lower range of the scale, 30 dwellings per hectare.

This figure does not necessarily equate to the amount of land that is suitable for development, as, for larger sites, land needs to be allocated for non-housing uses, for example community facilities and open space (the net development area).

To address this, the SHLAA methodology provides ratios to calculate the net housing density based on the size of sites. The approach is based on the notion that: the bigger the site, the more land that needs to be put over for non-housing uses. The ratios are provided in **Table 3.1**.

Table 3.1: Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4ha	100%	30
0.4 to 2ha	80%	30
2ha and above	60%	30

Based on the above methodology the indicative number of dwellings for each site have been developed; these are shown in **Table 3.2**.

⁵ DTZ Consulting & Research (2007); South West Regional Assembly Urban Housing Capacity Potential Review – Density figure of 40 dph as stated from East Devon Urban Capacity Study (2001).

Table 3.2: Indicative number of dwellings

Site name	Size (ha)	Indicative Number of Dwellings
Site 1	2.82	51
Site 2	1.13	27
Site 3	0.46	5 ⁶
Site 4	0.18	5
Site 5	0.12	4
Site 6	1.17	28

4 SUMMARY OF SITE APPRAISALS

The following sections provide a summary of the findings linked the evaluation of the six sites considered through the site appraisal. These summaries should be read alongside the completed pro-forma presented in **Appendix 2**.

4.1 Positive elements common to all sites

The following elements are common to all of the sites considered:

- None of the sites are within an Area of Outstanding Natural Beauty (AONB).
- None of the site are within or adjacent to European, nationally or locally designated biodiversity sites.
- None of the sites have areas of ancient woodland present within site boundaries.
- None of the sites are within or in close proximity to a conservation area, scheduled monument, registered battlefield, or registered parks and gardens.
- There are no Tree Preservation Orders present on any of the sites.
- None of the sites are within a Source Protection zone for groundwater abstraction.
- All of the sites are within 500m of Clyst Honiton Parish playing field.
- All of the sites are thought to have utility services available to them.
- All sites have good access to the A30 and M5, a local bus service and cycle route.

4.2 Constraints common to all sites

The following elements are common to all of the sites considered:

- All of the sites lie within a Site of Special Scientific Interest (SSSI) Impact Zone; and within 7 km of two Special Protection Areas (SPA).
- There is no significant retail centre within Clyst Honiton and the nearest service centres are located over 2km away in Cranbrook to the north and in Exeter to the west.
- All of the sites are over 2km away from a primary school and primary healthcare centre.
- All of the greenfield sites have the potential to lead to the loss of the Best and Most Versatile Agricultural Land.

Figures which show key ecological, heritage and landscape designations, alongside other development constraints and Agricultural Land Classification (ALC) in relation to the six sites in Clyst Honiton are outlined in Figures 2 to 4 (**Appendix 2**).

⁶ Whilst a calculation using the above methodology would suggest that the Clyst House site has capacity for 11 dwellings, due to the topography and garden setting of the site, its capacity is limited to the region of 5 additional dwellings.

4.3 Site 1 – Bypass site

The site is located adjacent to the recently constructed Clyst Honiton Bypass, which provides vehicular access to the site. It comprises three fields, of which the two northern fields was previously part of Exeter Airport, consisting of helicopter hangars, with taxiways and a former depot. The two northern fields are currently unutilised for agricultural purposes. The southern field is a greenfield site used for grazing horses.



Site Development Potential

Site 1 comprises a large area of 2.82 ha greenfield and brownfield land, which could hold a capacity of 51 homes. It has good access to the road network, as it is located adjacent to the Clyst Honiton Bypass. Due to the large size of the site, there is significant potential for the provision of on-site community facilities and amenities and/or public open space.

The site is located adjacent to existing residential areas, which are located to the south west of the site. Whilst no pedestrian and cycle links to the rest of the village exist, there is significant potential for the creation of a new pedestrian and cycle links with the village via Church Side.

Due to the relatively screened nature of the site from the rest of village due to topography, views of development at this location would be limited from the rest of the village, particularly from the northern field. In this context the site is well screened from other houses, with approximately three properties having direct longer distance views over the southern field. The site also benefits from having wide countryside views, with the northern field having wide ranging views to the north and west, with views from the southern fields to the south, with the village in the foreground.

The site lies within Flood Zone 1, which denotes a low probability (i.e. less than 1 in 1,000 annual probability) of river flooding. However land in the north west corner of the site is on Flood Zone 2 and 3 boundary. The site is at very low risk of flooding from surface water, which denotes a chance of flooding of less than 1 in 1000 annual probability.

In terms of access, the site is located adjacent to the Clyst Honiton bypass. As such the site has good access to the road network. Due to the presence of the bypass tunnel, access to the site would be required to take place from a northerly direction.

Key Constraints

The Clyst Honiton Bypass runs alongside the eastern boundary of the site, with Exeter Airport located beyond that. Furthermore, the construction of Skypark development to the north east has resulted in the site being constrained by infrastructure and commercial development, with associated visual and noise impacts. During the site visit it was noted that there were high baseline noise levels, particularly in southern two fields which are closest to Exeter Airport. Further noise studies may be required to determine if the site is suitable for residential development.

Located to the north of the village, the site is less integrated with the village than other sites considered through this assessment; however potential pedestrian and cycle access is possible via Church Side.

The site lies north west of St Michael and All Angels Church, which comprises seven grade listed structures, including the Grade II* church itself, all other listed buildings/structures are grade II listed and include: headstones; gate, gate posts with adjoining boundary wall; and a cross. Development on Site 1 may partially affect the setting of these listed building, in particular the southern two fields of the site. The northern field is unlikely to affect the historic setting of these buildings.

As a result of previous site uses, there is some potential for land contamination to be present at the site.

The site has areas of unmanaged grassland and mature trees, which could potentially provide potential habitat for protected species; however this would need to be determined by an ecologist as part of a preliminary ecological appraisal for the site if it is brought forward for development.

Recommendations

The site is appropriate for allocating through the Neighbourhood Plan in principle, as it is of a large enough size to accommodate a significant number of new houses, whilst being compatible with surrounding uses. Furthermore some of the site is brownfield; and is well screened from houses in Clyst Honiton. The site would also be appropriate for community uses.

The site is constrained by infrastructure and commercial development, and parts of the site is dominated by views and noise intrusion. In particular noise quality at the southern two fields are affected. As such further noise studies may be required to determine if the site is suitable for residential development.

The northern field of the site is considered the most suitable part of the site for housing, as it is orientated away from the airport, reducing many of the visual and noise impacts associated with parts of the site.

4.4 Site 2 – Clytside site

The site is located to the south west of Clytside, to the rear of properties along this road; and lies east of the former Clyst Honiton Church of England Primary School. The site currently has no direct highway access; however the site includes access to the east of the residential property Meadow View. It is located on greenfield land used for grazing.



Site Development Potential

Site B comprises a relatively large area of 1.13 ha greenfield land, which could hold a capacity of 27 homes, and is located at the centre of the village. Due to its size, the site has the potential for provision of community facilities.

Key Constraints

A significant part of the site lies within Flood Zone 3 (with a very small strip along the north east boundary in Flood Zone 2), which denotes a high probability (i.e. greater than 1 in 100 annual probability) of river flooding. 'Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required'⁷. The south west part of the site is known to have flooded⁸. The site is however gently sloping from the north east to the south west. As such it is likely that the north eastern parts of the site have lower flood risk.

The south west of the site also lies in an area of low risk of flood from surface water, which denotes a chance of flooding from surface water of between 1 in 1000 (0.1%) and 1 in 100 (1%) annual probability.

The site has potential for ecological value as a result of adjacent land, which includes potential BAP priority habitat (grazing marshland) to the south west and a copse of trees to the east. The site boundaries also benefit from relatively dense vegetation, including a mixture of semi-mature trees and hedgerows.

The site is overlooked by numerous residential properties within the village (approximately 15) which are raised above the site; these include properties on Clytside and St. Michaels Hill, as well as from St Michael and All Angels Church to the

⁷ Department for Communities and Local Government, 2012; Technical Guidance to the National Planning Policy Framework.

⁸ Pell Frischmann, 2014; Clyst Honiton Pumping Station Flood Risk Assessment - Appendix C: Environment Agency Data.

north east. Development on this site would therefore partially affect the setting of the Grade II* listed church and associated Grade II listed structures.

Recommendations

Despite being located at the edge of the centre of the village, with the potential to hold a capacity of 27 homes, parts of the site are unlikely to be an appropriate location for future housing due to their location within Flood Zone 3. However, due to the sloping topography of the site, it is considered worth exploring with the Environment Agency the level of protection the site receives from flood defences along the River Clyst, and if appropriate considering the application of the Exception Test to any development at the location.

The location and size of the site make it suitable for the provision of community facilities. Furthermore, as community facilities are classified as 'less vulnerable' development in terms of flood risk, a community facility may be deemed an appropriate development on this site. Flood prevention measures (e.g. raised floor levels) would still be required.

4.5 Site 3 – Clyst House site

The site comprises previously developed land, comprising the gardens of Clyst House. It is located to the north east of Clystside and is adjacent to St Michael and All Angels Church.

Planning permission for the erection of three dwellings on the site was refused in 2006, on the basis that the "...*proposed development would intrude into the open space which forms the setting for Clyst House and the adjacent Grade II* listed church, and is a focal point in the heart of Clyst Honiton village.*' and '*adversely affect the character of the village*'⁹.



Site Development Potential

Site 3 is located in the centre of Clyst Honiton and is adjacent to residential properties on three boundaries. Existing access is available via Clystside, however additional access could be made available onto St Michaels Hill which will help integrate new properties into the existing village. Whilst the site is 0.46 ha in size, the garden setting of the location limits its capacity

⁹ East Devon District Council decision letter, November 2006 - 06/2597/FUL.

to approximately five dwellings, excluding the partition of the existing buildings into separate dwellings. It is understood that the landowner is keen for the site to be developed.

The site lies within Flood Zone 1, which denotes a low probability (i.e. less than 1 in 1,000 annual probability) of river flooding. The site is at very low risk of flooding from surface water, which denotes a chance of flooding of less than 1 in 1000 annual probability.

The site benefits from limited views from surrounding houses located on the boundaries to the north west and north east of the site.

Key Constraints

The site is located adjacent to St Michael and All Angels Church to the south east. As such, any development on the site would have significant effects on the setting of the grade II* listed church and associated grade II structures without the careful design and layout of new development. However, a new property has recently been granted planning permission to the south east of the church and is now under construction.

Development on the site itself would result in the loss of open space (and potentially) mature trees within the grounds of Clyst House. Residential properties to the south (along Clystside) have short screened views of the site.

The site does not have sufficient space for a community facility.

Recommendations

Overall, the site would be appropriate for allocating through the Neighbourhood Plan in principle, because of its centre of village location and intensification of land uses.

Development of the site has the potential to have significant effects on the integrity of the historic setting of the area without careful design and layout of new development. For this reason the previous planning application for development on the site was refused; however a precedent for development in close proximity to St Michael and All Angels Church has now been made. As such new development may be appropriate at this location if the significant issues related to the setting of the historic environment are addressed.

4.6 Site 4 - Slate and Tile site

The site is located on previously developed land on Honiton Road at the edge of Clyst Honiton village. It comprises a two tiered site. The lower tier incorporates a warehouse and car parking, with direct access to Honiton Road; while the upper tier is a storage area. It is currently occupied by SW Slating & Tiling Ltd.



Site Development Potential

Site 4 is located on previously developed land. The redevelopment of this light industrial site to residential would help enhance the entrance setting to the village. The site is relatively modest in size at 0.18 ha and could accommodate up to 5 homes. The site has no likely significant ecological value, with only a vegetated slope on the north east boundary of the site.

The site is well screened from neighbouring residential properties, with only one house with a partial view of the site, located on Ship Lane. The site offers long, wide views out to the local countryside to the north and west from the upper tiered level, though only screened views from lower tiered level.

The site has good access from Honiton Road and is located close to the main bus stop in the village. The site is also accessible to the local cycle network. The area located opposite to the site across from Honiton Road has been designated as Local Green Community Space.

Key Constraints

The site is located at the edge of the village along a main road, and was noted during the site visit as having a relatively poor integration with the rest of the village.

Development on Site 4 would result in the loss of viable employment land in the village, which has been used for many years by multiple businesses. Previous land uses at the site raises the possibility of parts of the site being contaminated.

Whilst the site lies within Flood Zone 1, which denotes a low probability (i.e. less than 1 in 1,000 annual probability) of river flooding, adjoining land associated with Honiton Road and land to the west is within Flood Zone 2 and 3. The site is at very low risk of flooding from surface water, which denotes a chance of flooding of less than 1 in 1000 annual probability; while Honiton Road and land to the west is at a medium to low risk of surface water flooding. Due to the flood risk present locally, development at this location would need to ensure it does not increase the risk of flooding.

The site is only 0.18 ha and would be unsuitable for a community facility.

Recommendations

The site is likely to be an appropriate location for future small scale housing at the current time, due to its accessible location (including by bus and cycle) and its proximity to local greenspace. There will however be need to address potential flood risk and potential land contamination issues associated with the site.

Whilst development of the site for housing would lead to the loss of availability of viable local employment land, redevelopment of an industrial site to residential would improve the entrance setting of the village.

4.7 Site 5 – Glebe Lands/Allotments

Site 5 is located on Glebe Lands on land between Honiton Road and Ship Lane. The site has been utilised as allotments for approximately 20 years. The site has no direct vehicle access; pedestrian access is instead from the south east corner of the site on to Ship Lane (which is a gravel track).



Site Development Potential

Site 5 is well screened; with only partial views from approximately three houses surrounding site. It offers views out to open grassland to the north and west. The site is relatively modest in size at 0.12 ha and could accommodate up to 4 homes.

The site lies within Flood Zone 1, which denotes a low probability (i.e. less than 1 in 1,000 annual probability) of river flooding; however, adjoining land associated with Honiton Road and land to the west is within Flood Zone 2 and 3. Furthermore, the site is at very low risk of flooding from surface water, which denotes a chance of flooding of less than 1 in 1000 annual probability; while Honiton Road and land to the west is at a medium to low risk of surface water flooding. Development would need to ensure it does not increase the risk of flooding.

Key Constraints

Site 5 is located at the edge of the village along a main road and is adjacent to an industrial site. The site does not currently offer vehicular access; instead pedestrian access is available from the south east corner of the site on to Ship Lane, which is currently a gravel track.

The topography of the site, which is raised above the height of Honiton Road to the north west, and below the level of Ship Lane to the south east, may result in the need to either lower or raise the site level depending on the chosen access to the houses.

The redevelopment of Site 5 would result in the loss of popular allotment land, an important local community resource for Clyst Honiton.

The site's use of allotments may lead to the loss of some ecological value. The boundary of the site also comprises hedges on the north west and south east boundaries of the site alongside Honiton Road and Ship Lane, which further increases the ecological value of the site.

The site is only 0.12 ha and would be unsuitable for a community facility.

Recommendations

The site is unlikely to be an appropriate location for future housing as the land is currently used as an allotment. As such its redevelopment would result in the loss of an important local community resource for Clyst Honiton. Whilst the allotments could potentially be replaced with a new facility in the village, the established nature of the allotment reduces the likelihood of the site being appropriately replicated elsewhere in the village.

4.8 Site 6 - Clyst Honiton Parish Playing Fields

Site 6 comprises the existing Clyst Honiton Parish Playing Fields and field to the south.



The site lies virtually wholly within the Exeter Airport Public Safety Zone (PSZ), as defined by the Department for Transport¹⁰. The objective of PSZs is that there should be no increase in the number of people living, working or congregating in the PSZ and that, over time, the number should be reduced as circumstances allow (e.g. when any redevelopment takes place).

This therefore does not permit development at Site 6. As such Site 6 has been discounted from detailed consideration in this report.

¹⁰ Department for Transport, 2010; Circular 1/2010 - Control of Development in Airport PSZs

5 CONCLUSIONS AND NEXT STEPS

5.1 Conclusions and recommendations

This site appraisal has assessed the six sites put forward for consideration for inclusion in the Clyst Honiton Neighbourhood Plan. These have been evaluated utilising the consistent criteria presented in the pro-forma developed by AECOM and subsequently approved by East Devon District Council.

5.2 Housing sites

Following the completion of the site appraisal, it is considered that three sites are most appropriate for further consideration by the Neighbourhood Group for taking forward for housing through the Clyst Honiton Neighbourhood Plan. This is due to the capacity of the sites to deliver housing,

The three sites are as follows (please note these are not presented in order of preference):

- **Site 1, Land adjacent to Clyst Honiton Bypass**
- **Site 3, Clyst House**
- **Site 4, Slate and Tile Site**

Whilst these sites are deemed to be the most suitable for further consideration through the progression of the Neighbourhood Plan, a number of mitigation measures will be required when taking forward these sites. This is to overcome sometimes significant constraints related to noise and visual amenity (Site 1), potential impacts on the historic setting of features associated with St Michael and All Angels Church (Site 3) and flood risk (Site 4).

In this context it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report. This can include targeted site-specific policies to address the elements raised relating to noise and visual amenity, the historic environment and flood risk.

A further consideration is that, due to the capacity of the sites, only Site 1 of the three is likely to be able to deliver the quantity of housing required to support the development of a new community facility through mechanisms such as the Community Infrastructure Levy. The site also has increased potential to deliver elements such as enhanced green infrastructure provision and improvements to pedestrian and cycle networks. On this basis the capacity and scale of Site 1 reduces the necessity for housing development to take place on Site 3 and Site 4.

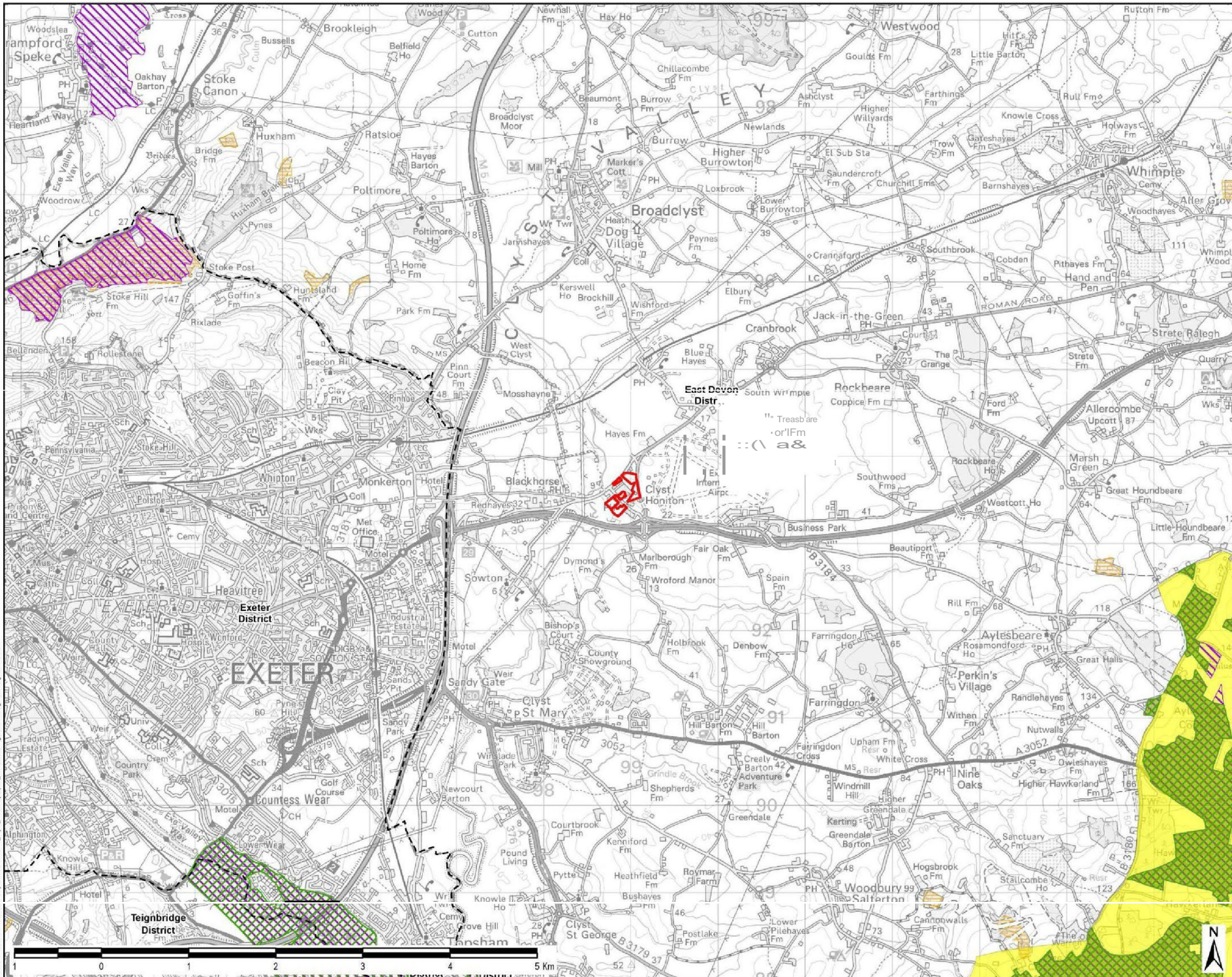
5.3 Sites for a community facility

Two of the sites are also considered appropriate for the location of a new **community facility**, as follows:

- **Site 1, Land adjacent to Clyst Honiton Bypass**
- **Site 2, Clystside site**

However, Site 2 should only be taken forward for this purpose if potential issues associated with flood risk present in the locality can be resolved, including in conjunction with discussions with the Environment Agency.

Appendix 1: Environmental constraints maps



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- LEGEND**
- Site Boundary
 - - - District Boundary
 - Special Area of Conservation (SAC)
 - Special Protection Areas (SPAs)
 - Site of Special Scientific Interest (SSSI)
 - Ancient Woodland
 - Area of Outstanding Natural Beauty

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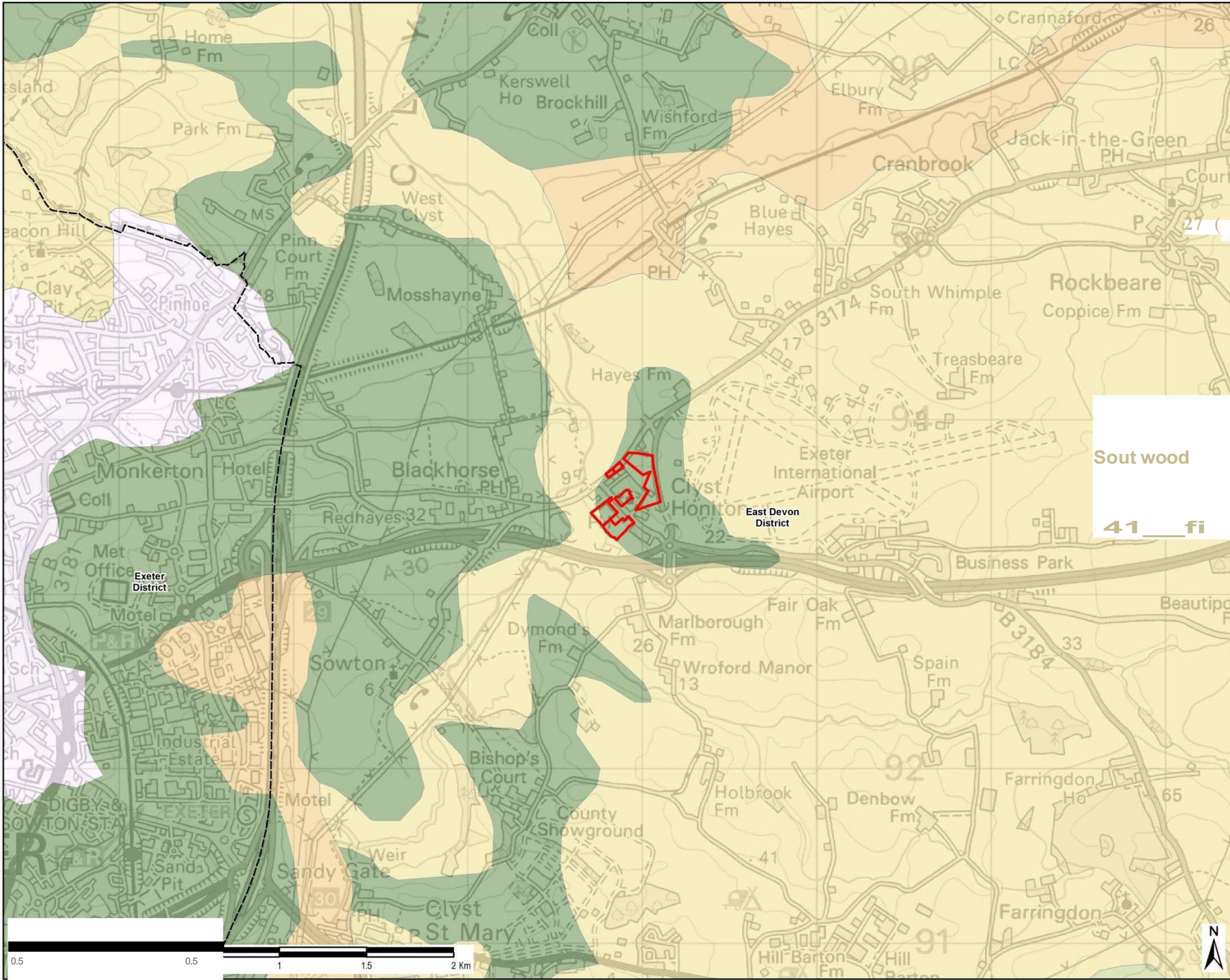
Purpose of issue	DRAFT
Client	CLYST HINTON PARISH COUNCIL
Project Title	SITE APPRAISAL FOR THE CLYST HINTON NEIGHBOURHOOD PLAN
Drawing Title	

Drawn
SECOLOGICAL DESIGNATIONS
 AECOM Internal Project No
 47075190
 1:40,000

A:COM

FIGURE 2

File Name: 47075190 - Informa on Systems: 47075190 - Clynst, Hinton Parish Council - Designations.mxd



LEGEND

- Site Boundary
- - - District Boundary
- Agricultural Land Classification
- GRADE 1
- GRADE 2
- GRADE 3
- GRADE 4
- GRADE 5
- ▨ NONAGRICULTURAL
- URBAN

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Purpose of Issue **DRAFT**

CLYST HONITON PARISH COUNCIL

Project Title
SITE APPRAISAL FOR THE CLYST HONITON NEIGHBOURHOOD PLAN

Drawing Title
AGRICULTURAL LAND CLASSIFICATION

Dr: SJ	Client: A	CE: 18/04/2015
AEOM/Item/No: 47075190	Scale: 1:20,000	

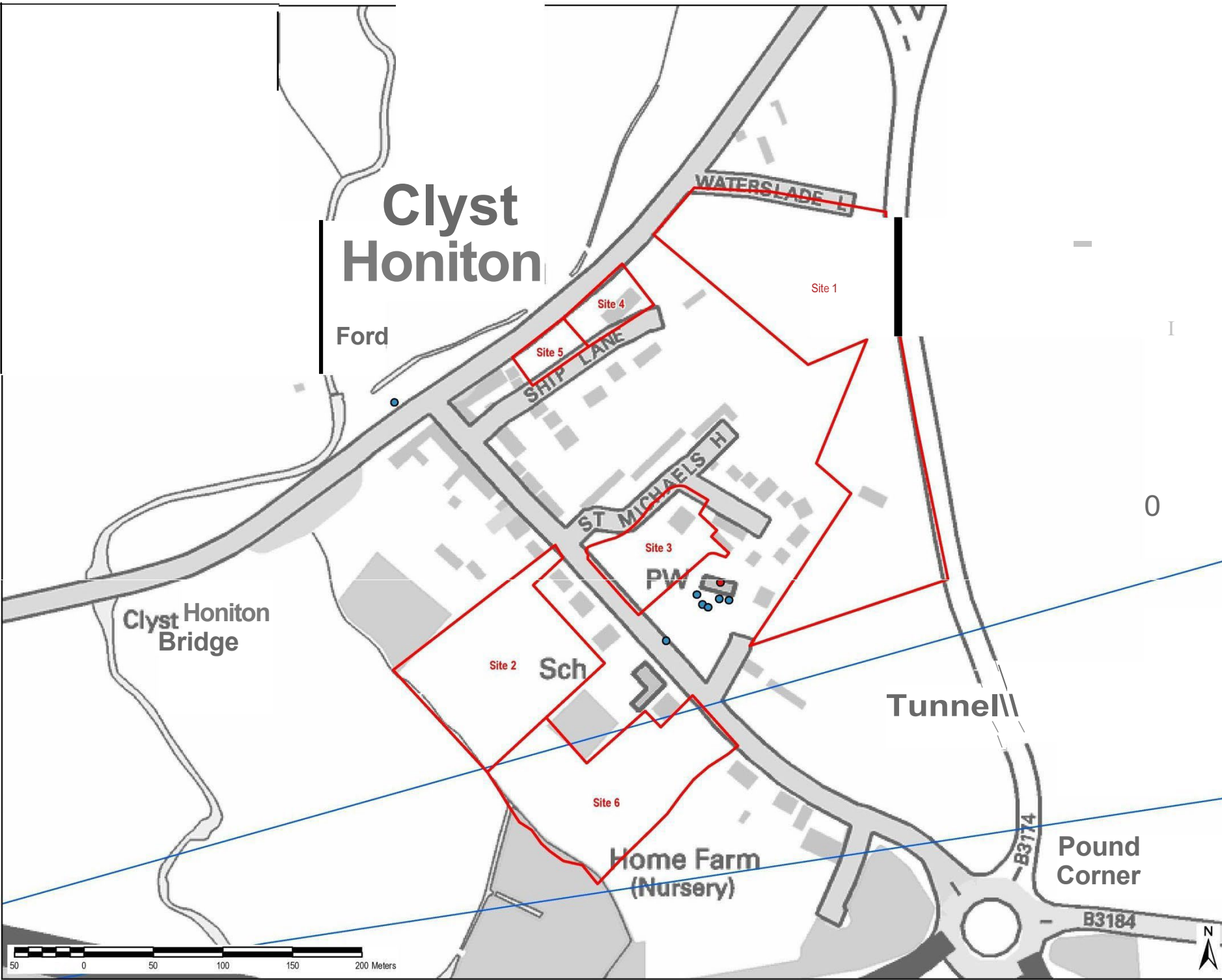
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Site Name: **A:COM**
 Address: **A:COM**
 Telephone: **A:COM**
 Fax: **A:COM**

FIGURE 3

LEGEND

- D Site Boundary
- D Public Safety Zone
- Listec Buildings
- Grade II
- Grade 11'



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Purpose of Issue **DRAFT**

CLYST HONITON PARISH COUNCIL

SITE APPRAISAL FOR THE CLYST HONITON NEIGHBOURHOOD PLAN

CONSTRAINTS

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FIGURE 4

Appendix 2: Completed site appraisal pro-forma

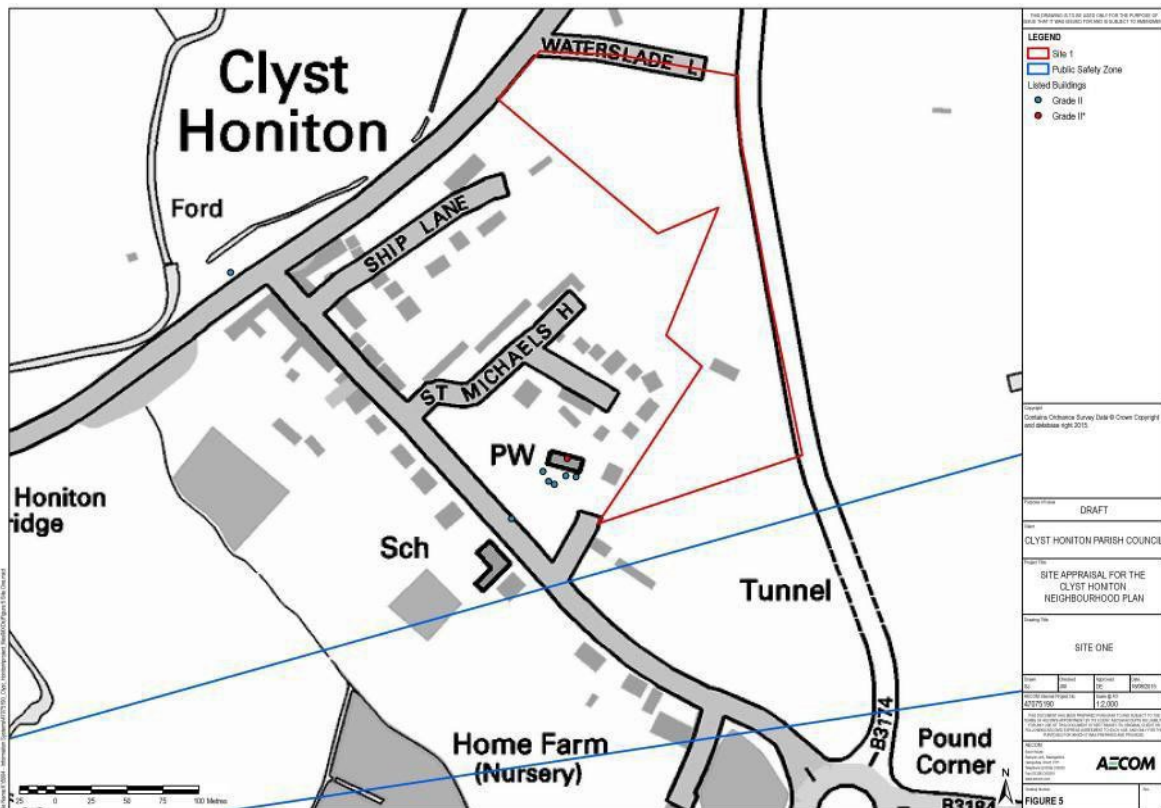
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Mayflower House, Armada Way, Plymouth, PL1 1LD
01752 676700

Site name: 1 - Bypass Site



1. Background information

Site location and use	
Site location <i>General description</i>	Land adjacent to the Clyst Honiton Bypass; to the North East of the village.
Parish Name	Clyst Honiton CP
Gross area (Ha) <i>Total area of the site in hectares</i>	2.82
SHLAA site reference (if applicable)	N/A

Context				
Surrounding land uses	Residential – village to the south west Clyst Honiton Bypass, Exeter Airport to the east Sky Park (Business Park under construction) to the north east Grazing grassland (agriculture) to the west			
Site boundaries	Wooden low level fence to the east adjacent to Clyst Honiton Bypass; with sampling trees planted along the road verge. Semi mature trees and hedges around the rest of the site.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	Disused aircraft/helicopter hangar alongside another unknown feature. Tarmac is potentially present underneath parts of the site			
Existing/ previous use	Old aircraft hangar alongside another unknown feature Grazing land			
Site planning history <ul style="list-style-type: none"> • <i>Have there been any previous applications for development on this land?</i> • <i>What was the outcome?</i> 	None			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Located close to residential development with potential for pedestrian and cycle links with the village	Not very well Part of the site lies in the Public Safety Zone for Exeter Airport and will not be possible to build house on. The southern part of the site lies adjacent and has significant views of the Clyst Honiton Bypass and Exeter Airport.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Vehicular access from Clyst Honiton Bypass to the east. Currently no right turning from the site entrance. Limited access opportunities to the north east due to Sky Park development. Land could also be accessible from Waterslade Lane; or Church Side, in particular for pedestrian or cycle access into the village. Public footpath – Approx. 230m – off Honiton Road (from west of site). 650m along roads from current site entrance. Cycle route - Approx. 230m – off Honiton Road (from west of site). 650m along roads from current site entrance. Bus Stop on Honiton Road – Approx. 500 m via road. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton		

Environmental Considerations		
Community facilities and services		
Is the site in an Area of Outstanding Natural Beauty (AONB)	No	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<1000m	Informal 5 a side football pitch approx. 475m away from main site entrance along the road Public footpath – Approx. 230m – off Honiton Road (from west of site). 650m along roads from current site entrance. – land used for walking dogs etc...
Is site within an area designated as being of European Importance¹ (see appendix 2)	Statutory - No If no, is the site more than 2km away or more than 10km away for bats and SPA? No	Approx. 5.4km from Exe Estuary SPA; Approx. 6.3km from East Devon Heaths SPA
Distance from sites designated as being of national importance² (see appendix 2)	>800m	Within SSSI Impact Zone for East Devon Pebblebed Heaths: Residential development of 50 units or more; Any residential development of 50 or more houses outside existing settlements/urban areas
Distance from sites designated as being of local importance³ (Consult local planning authority)	>800m	No LNRs UNKNOWN SINCS
Ancient Woodland (see appendix 2)	>15m	No
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	Nearest shops/local centre are at Cranbrook and east Exeter
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day) (see appendix 2)	400-800m	Bus Stop on Honiton Road – Approx. 500 m via road. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton


¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

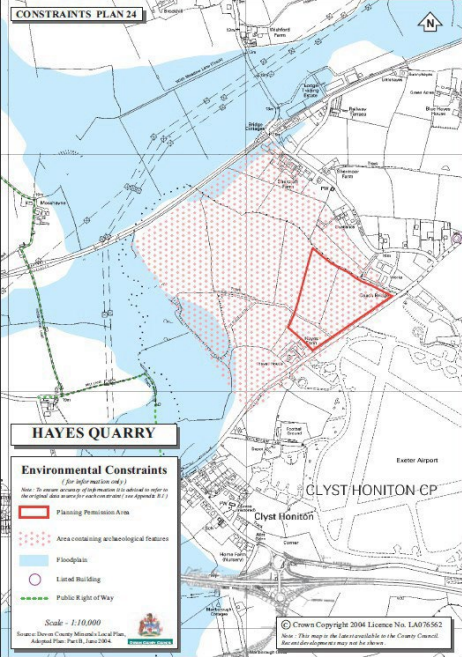
² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Primary School(s) <i>(see appendix 2)</i>	>1000m	St Martins Primary School, Cranbrook (~approx. 2.2km NE)
Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	400-800m	Informal 5 a side football pitch approx. 475m away from main site entrance along the road
Distance to Public Open Space	300-800m	Informal 5 a side football pitch approx. 475m away from main site entrance along the road Public footpath – Approx. 650m – off Honiton Road (from current site entrance) – land used for walking dogs etc...
Distance to Primary Healthcare Centre <i>(GP, nurse)</i>	>800m	Cranbrook Medical Centre (~approx. 2 km NE)
Key employment site	>800m	From 1km east: Exeter Airport, Exeter Airport Business Park Also to the west: Exeter Business Park, Sowton Industrial Estate To the North: Sky Park (currently under construction) <400m.
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes	Cycle route - Approx. 230m – off Honiton Road (from west of site). 650m along roads from current site entrance.
Distance to public footpath	400-800m	Public footpath – 650m along roads from current site entrance. Approx. 230m – off Honiton Road (from west of site).

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area <i>(see appendix 2)</i>	Site is not within or adjacent to a conservation area	
Scheduled Monument <i>(see appendix 2)</i>	Site is not on or adjacent to a Scheduled Monument	
Registered Parks and Gardens <i>(see appendix 2)</i>	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields <i>(see appendix 2)</i>	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site is adjacent to, or within the setting of a listed building	Land to the south of the site adjoins the church grounds so has the potential to affect the setting of the listed buildings present in the area. However land to the north does not adjoin, or unlikely to affect the setting.
Conservation area	Site is not within or adjacent to a conservation area	

Other key considerations			
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	Zone 1 <input type="checkbox"/>		<p>Comments</p> <p>Flood zone 1 – but land to the north west corner is on Flood Zone 2/3 boundary</p> 
Is the site in a Critical Drainage Area for Surface Water Flooding?	No		very low risk of risk of flooding from surface water – from EA map
Is the site within a Source Protection Zone for Groundwater Abstraction?	None		None
Are there any Tree Preservation Orders on the site?	More than one One None		To include
Agricultural Land Classification?	Grade 1-3a		Grade 1
Is the site affected by any of the following?	Yes	No	Comments
<p>Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.? (see appendix 2) NB: you should consult your local authority's Biodiversity Action Plan for further information.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site has areas of unmanaged grassland and mature trees, which would provide potential habitat for protected species
Contamination (see appendix 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Due to previous site uses the land has the potential to be contaminated
Japanese Knotweed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None seen during site walkover
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None

Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mineral – No – Hayes Key to north of site 

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	The southern fields are flat; while the northern fields slope down from south to north.
Natural England National Character Area <i>(see appendix 2)</i>	Devon Redlands (Ref-148)
General character Open Countryside / rural settlement / suburban / urban / inner city	<p>Rural village setting however not integrated with the village as lies on the periphery. Very developed adjacent to the site, with Sky Park under construction to the north east; Exeter Airport to the east; and the Bypass adjacent to the east of site boundary.</p> <p>High baseline noise level, particularly in southern fields which are closest to Exeter Airport (Planes seen taking off from western edge of the runway closest to the site).</p> <p>However sites benefit from countryside views.</p>
Views in? Wide/ framed/ screened /long/ short	To the south of the site, views from a couple of houses to the north of the village which have wide views to the north; however as the land slopes to the north views of houses would be limited. Site is well screening from the west along Honiton Road.

	Open, long views of the site from the east, as not screened from Clyst Honiton Bypass – however sapling trees have been planted outside the boundary.
Views out? Wide/ framed/ screened /long/ short	Wide long countryside views ranging from W to the E in the northern fields; views South from the southern fields, with the village in the foreground.

Suitable for Community Facility?	
Yes	<p>Site has sufficient space for a community facility; as well as good vehicle access. Direct pedestrian access to the rest of the village is possible- there is significant potential for the creation of a new pedestrian and cycle links via Church Side- but not currently available.</p> <p>However, the site is less integrated with the village than the rest of the site, and southern part of the site in particular is dominated by views and noise from the bypass and airport.</p>

3. Availability

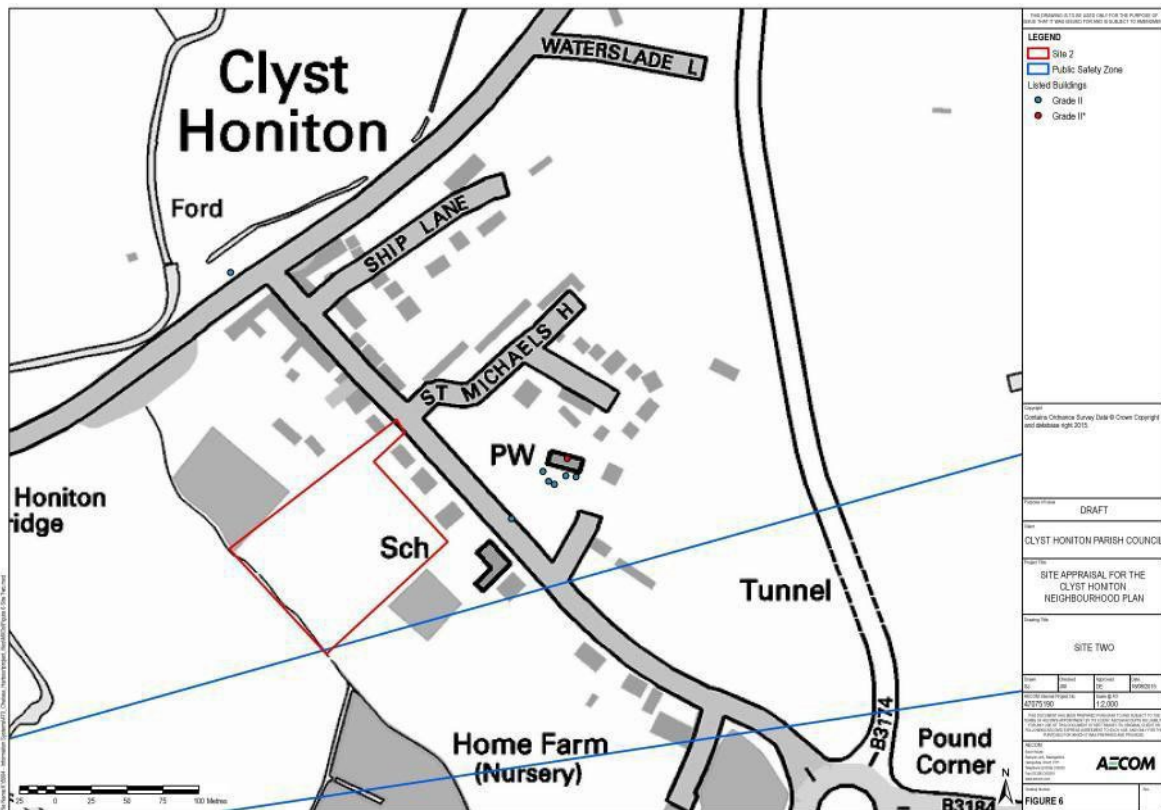
A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To discuss availability with Janvrin.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		No	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Site 1: Bypass site
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha) and net development area	51
Estimated development timeframe:	To include
Explanation / justification for decision to accept or discount site.	<p>The site is appropriate for allocating through the Neighbourhood Plan in principle, as it is of a large enough size to accommodate a significant number of new houses, whilst being compatible with surrounding uses. Furthermore some of the site is brownfield; and is well screened from houses in Clyst Honiton. The site would also be appropriate for community uses.</p> <p>The site is constrained by infrastructure and commercial development, and parts of the site is dominated by views and noise intrusion. In particular noise quality at the southern two fields are affected. As such further noise studies may be required to determine if the site is suitable for residential development.</p> <p>The northern field of the site is considered the most suitable part of the site for housing, as it is orientated away from the airport, reducing many of the visual and noise impacts associated with parts of the site.</p>

Site name: Site 2 – Clystside Site



1. Background information

Site location and use	
Site location <i>General description</i>	To the south of Clystside, Clyst Honiton Land to the NSW of former Clyst Honiton C Of E Primary School
Parish Name	Clyst Honiton CP
Gross area (Ha) <i>Total area of the site in hectares</i>	1.13
SHLAA site reference (if applicable)	N/A

Context				
Surrounding land uses	Residential to the north; Grazing land to the south and west; Play Park and 5 a side football pitch to the south east; Former primary school – now office space to the east.			
Site boundaries	Mixture of semi-mature trees and hedgerows around the site; Mature trees - copse to the south east; and scattered to the south west.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Grazing grassland			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	None			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Residential to the north	Not very well Houses would affect the setting of the church to the north east Potential BAP Priority Habitat to the south west	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	No direct highway access; however the site has direct access to main highway through village – Clystside. Approx. 300m to roundabout for A30 Public footpath – Approx. 150m – north west of village, off Honiton Road. Cycle route - Approx. 150m; cycle route from Honiton Road into Exeter. Bus Stop on Honiton Road – Approx. 300 m via road. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton.		

Environmental Considerations		
Community facilities and services		
Is the site in an Area of Outstanding Natural Beauty (AONB)	No	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<1000m	Informal 5 a side football pitch <100m away. Public footpath , approx. 150m – north west of village, off Honiton Road – land used for walking dogs etc...
Is site within an area designated as being of European Importance ¹	Statutory - No If no, is the site more than 2km away or more than 10km away for bats and SPA? No	Approx. 5.3km from Exe Estuary SPA; Approx. 6.4km from East Devon Heaths SPA
Distance from sites designated as being of national importance ²	>800m	Within SSSI Impact Zone for East Devon Pebblebed Heaths: Residential development of 50 units or more; Any residential development of 50 or more houses outside existing settlements/urban areas
Distance from sites designated as being of local importance ³ (Consult local planning authority)	>800m	No LNRs UNKNOWN SINCS
Ancient Woodland	>15m	No
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	>800m	Nearest shops/local centre are at Cranbrook and east Exeter
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus Stop on Honiton Road – Approx. 300 m via road. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton
Distance to Primary School(s)	>1000m	

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites



² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

		St Martins Primary School, Cranbrook (~approx. 2.2km NE)
Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<400m	Informal 5 a side football pitch <100m away Approx. 150m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Public Open Space	<300m	Informal 5 a side football pitch <100m away Approx. 150m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Primary Healthcare Centre <i>(GP, nurse)</i>	>800m	Cranbrook Medical Centre (~approx. 2 km NE)
Key employment site	>800m	From 1.3km east: Exeter Airport, Exeter Airport Business Park Also to the west: Exeter Business Park, Sowton Industrial Estate To the North: Sky Park (currently under construction) approx. 1km to the north.
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes	Cycle route - Approx. 150m; cycle route from Honiton Road into Exeter
Distance to public footpath	<400m	Public footpath – Approx. 150m – north west of village, off Honiton Road.

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	
Scheduled Monument	Site is not on or adjacent to a Scheduled Monument	

Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site is adjacent to, or within the setting of a listed building	Set back behind houses (which are opposite church which contains numerous listed buildings/features) – development could affect the setting of features associated with the church and views from the church depending on the height of buildings etc ...

Other key considerations			
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p>	<p>Comments</p> <p>All of site within Flood zone 2 and 3 – mainly 3</p> 	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes	<p>Low risk of flooding from surface water on south-west of site – from EA map</p> 	
Is the site within a Source Protection Zone for Groundwater Abstraction? (see appendix 2)	None	None	
Agricultural Land Classification?	Grade 1-3a	Grade 1	
Is the site affected by any of the following?	Yes	No	Comments
<p>Ecological value?</p> <p>Could the site to be home to protected species such as bats, great crested newts, badgers etc.? (see appendix 2)</p> <p>NB: you should consult your local authority's Biodiversity Action Plan for further information.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Potential BAP Priority Habitat (Grazing Marshland) to the south-west. Copse of trees to the east. Dense vegetation around boundary.</p>
<p>Contamination</p> <p>(see appendix 2)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Land with no known previous industrial uses to result in contamination.</p>

Japanese Knotweed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None seen during site walkover
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telegraph poles and lines along Clytside adjacent to the site.
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mineral – No – Hayes Key to north of site

Characteristics (best established through site visits)

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Gently undulating land which slopes from NE to SW; land flat to the south west.
Natural England National Character Area <i>(see appendix 2)</i>	Devon Redlands (Ref-148)
General character Open Countryside / rural settlement / suburban / urban / inner city	Edge of centre of the village; grazing land; however road infrastructure.
Views in? Wide/ framed/ screened /long/ short	Views in from the north from residential properties (approx. 15 houses) along Clytside and St. Michaels Hill, as well as from the church. Long views from these, as raised above the site; but framed by trees to a degree. Screen well from all other boundaries.
Views out? Wide/ framed/ screened /long/ short	Short framed views of the village to the north which is raised above the site. Screened to the east, west and south; with road and BAP habitat visible from part of the site.

Suitable for Community Facility?

Yes	Site has sufficient space for a community facility. It also has good links to the centre of the village. Flood risk issues will have to be overcome however.
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3. Availability

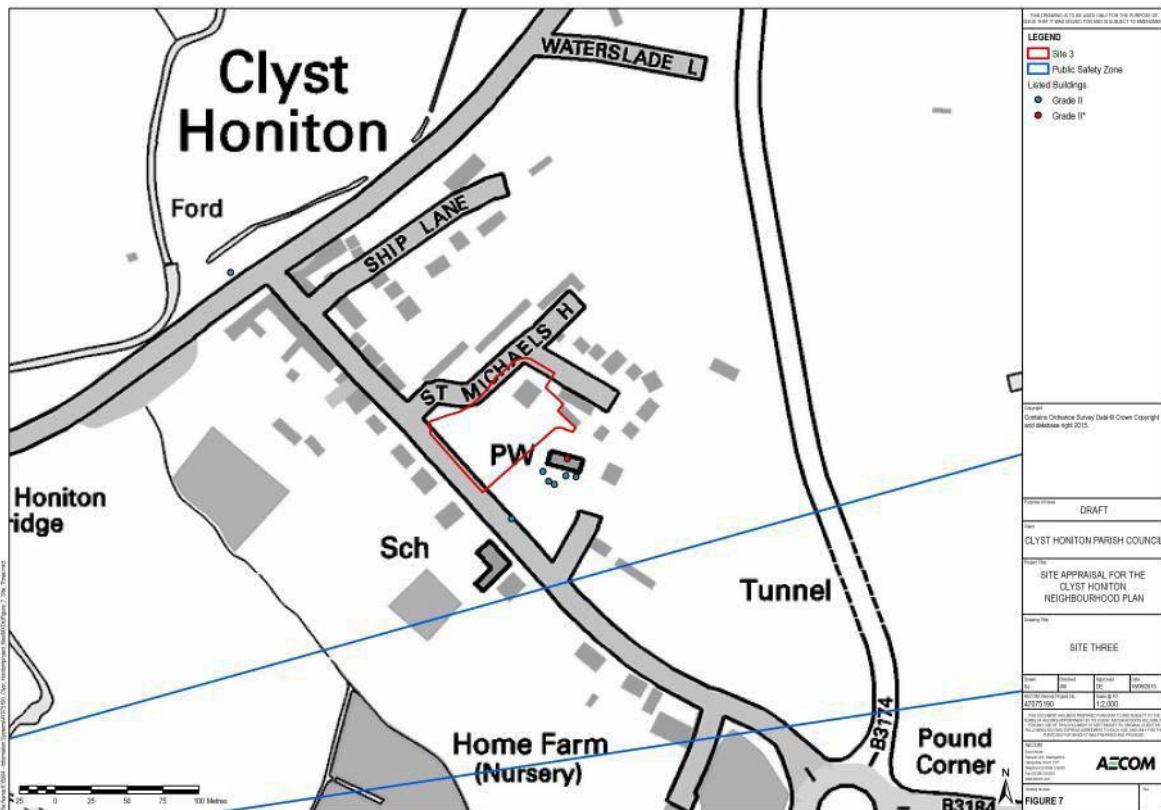
A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	To discuss availability with Janvrin.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Site 2 – Clytside Site
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	27
Estimated development timeframe:	To include
Explanation / justification for decision to accept or discount site.	<p>Despite being located at the edge of the centre of the village, with the potential to hold a capacity of 27 homes, parts of the site are unlikely to be an appropriate location for future housing due to their location within Flood Zone 3. However, due to the sloping topography of the site, it is considered worth exploring with the Environment Agency the level of protection the site receives from flood defences along the River Clyst, and if appropriate considering the application of the Exception Test to any development at the location.</p> <p>The location and size of the site make it suitable for the provision of community facilities. Furthermore, as community facilities are classified as 'less vulnerable' development in terms of flood risk, a community facility may be deemed an appropriate development on this site. Flood prevention measures (e.g. raised floor levels) would still be required.</p>

Site name: Site 3 – Clyst House site



1. Background information

Site location and use	
Site location <i>General description</i>	Clyst House, to the north of Clystside, Cyst Honiton Land adjacent (NW) of Cyst Honiton Church
Parish Name	Cyst Honiton CP
Gross area (Ha) <i>Total area of the site in hectares</i>	0.58
SHLAA site reference (if applicable)	N/A

Context				
Surrounding land uses	Residential surrounding the site on north west, north east and south west boundaries; with Clyst Honiton Church to the south east.			
Site boundaries	Garden trees (some mature) and shrubs along the eastern boundary; Road to the south, with old stone wall down to the road; St. Michaels Close to the north; Old church wall along the eastern boundary.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Bed and Breakfast previously within Clytside House.			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	06/1519/FUL- Proposed 3 new dwellings - Withdrawn 06/2597/FUL Erection of 3 dwellings - Refused 12/0040/FUL Conversion and extension of outbuildings to provide additional holiday accommodation and provision of 3 no new parking spaces - Approved			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Residential around the site on three boundaries	Not very well Development would affect the setting of the Church (listed buildings) to the south east. Loss of some mature trees within the site.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Direct access to main highway through village – Clytside; with gravel winding track up to the house. Approx. 300m to roundabout for A30 Public footpath – Approx. 150m – north west of village, off Honiton Road. Cycle route - Approx. 150m; cycle route from Honiton Road into Exeter. Bus Stop on Honiton Road – Approx. 300 m via road. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton.		

Environmental Considerations		
Community facilities and services		
Is the site in an Area of Outstanding Natural Beauty (AONB)	No	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<1000m	Informal 5 a side football pitch <100m away Approx. 150m – north west of village, off Honiton Road – land used for walking dogs etc...
Is site within an area designated as being of European Importance ¹	Statutory - No If no, is the site more than 2km away or more than 10km away for bats and SPA? No	Approx. 5.4km from Exe Estuary SPA; Approx. 6.4km from East Devon Heaths SPA
Distance from sites designated as being of national importance ²	>800m	Within SSSI Impact Zone for East Devon Pebblebed Heaths: Residential development of 50 units or more; Any residential development of 50 or more houses outside existing settlements/urban areas
Distance from sites designated as being of local importance ³	>800m	No LNRs UNKNOWN SINCS
Ancient Woodland	>15m	No
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	>800m	Nearest shops/local centre are at Cranbrook and east Exeter
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus Stop on Honiton Road – Approx. 300 m via road. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton
Distance to Primary School(s)	>1000m	

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites


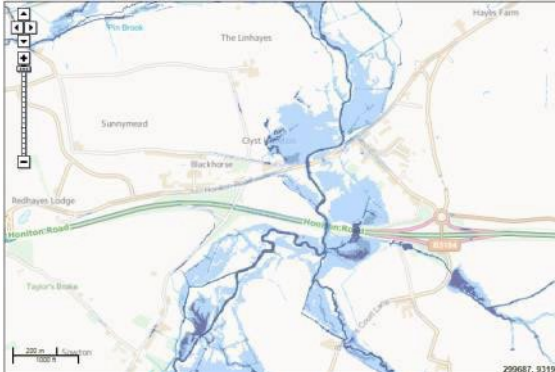
² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

		St Martins Primary School, Cranbrook (~approx. 2.3km NE)
Distance to Recreation facilities (<i>indoor, outdoor sports facilities, playgrounds and playing pitches</i>)	<400m	Informal 5 a side football pitch <100m away Approx. 150m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Public Open Space	<300m	Informal 5 a side football pitch <100m away Approx. 150m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Primary Healthcare Centre (<i>GP, nurse</i>)	>800m	Cranbrook Medical Centre (~approx. 2.2 km NE)
Key employment site	>800m	From 1.3km east: Exeter Airport, Exeter Airport Business Park Also to the west: Exeter Business Park, Sowton Industrial Estate To the North: Sky Park (currently under construction) approx. 1km to the north.
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes	Cycle route - Approx. 150m; cycle route from Honiton Road into Exeter
Distance to public footpath	<400m	Public footpath – Approx. 150m – north west of village, off Honiton Road.

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	
Scheduled Monument	Site is not on or adjacent to a Scheduled Monument	

Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site is adjacent to, or within the setting of a listed building	The site is located adjacent to St Michael and All Angels Church to the south east. As such, any development on the site would have significant effects on the setting of the grade II* listed church and associated grade II structures without the careful design and layout of new development
Conservation area	Site is not within or adjacent to a conservation area	

Other key considerations			
<p>Which Flood Zone (fluvial/tidal) does the site fall within or intersect?</p>	<p>Zone 1 <input type="checkbox"/></p>		<p>Comments</p> <p>Flood zone 1 – but on the boundary</p> 
<p>Is the site in a Critical Drainage Area for Surface Water Flooding?</p>	<p>No</p>		<p>Very Low risk of flooding from surface water on south-west of site – from EA map. Road to south at low risk of flooding.</p> 
<p>Is the site within a Source Protection Zone for Groundwater Abstraction? <i>(see appendix 2)</i></p>	<p>None</p>		<p>None</p>
<p>Agricultural Land Classification?</p>	<p>Grade 1-3a</p>		<p>Grade 1</p>
<p>Is the site affected by any of the following?</p>	<p>Yes</p>	<p>No</p>	<p>Comments</p>
<p>Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.? <i>(see appendix 2)</i> <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	

Contamination <i>(see appendix 2)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land with no known previous industrial uses to result in contamination.
Japanese Knotweed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None seen during site walkover
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telegraph poles and lines along Clytside adjacent to the site.
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mineral – No – Hayes Key to north of site

Characteristics (best established through site visits)

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Gently sloping from north east to south west
Natural England National Character Area <i>(see appendix 2)</i>	Devon Redlands (Ref-148)
General character Open Countryside / rural settlement / suburban / urban / inner city	Centre of village, residential and mature garden setting, including stable to the north east of the site. Church and Clytside house dominate setting.
Views in? Wide/ framed/ screened /long/ short	Limited views from surrounding houses from boundaries to west and north. While more prominent views from the south and Clytside. These are short screened urban (village) views. More prominent views from the Church and its grounds along the eastern boundary.
Views out? Wide/ framed/ screened /long/ short	Short screened views of the church and the village to the south west and south east. Also, long distance countryside views to the south east, overlooking the houses. No views out to the north west or north east.

Suitable for Community Facility?

No	Site does not have sufficient space for a community facility. The site is also likely to be too enclosed for such a facility.
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3. Availability

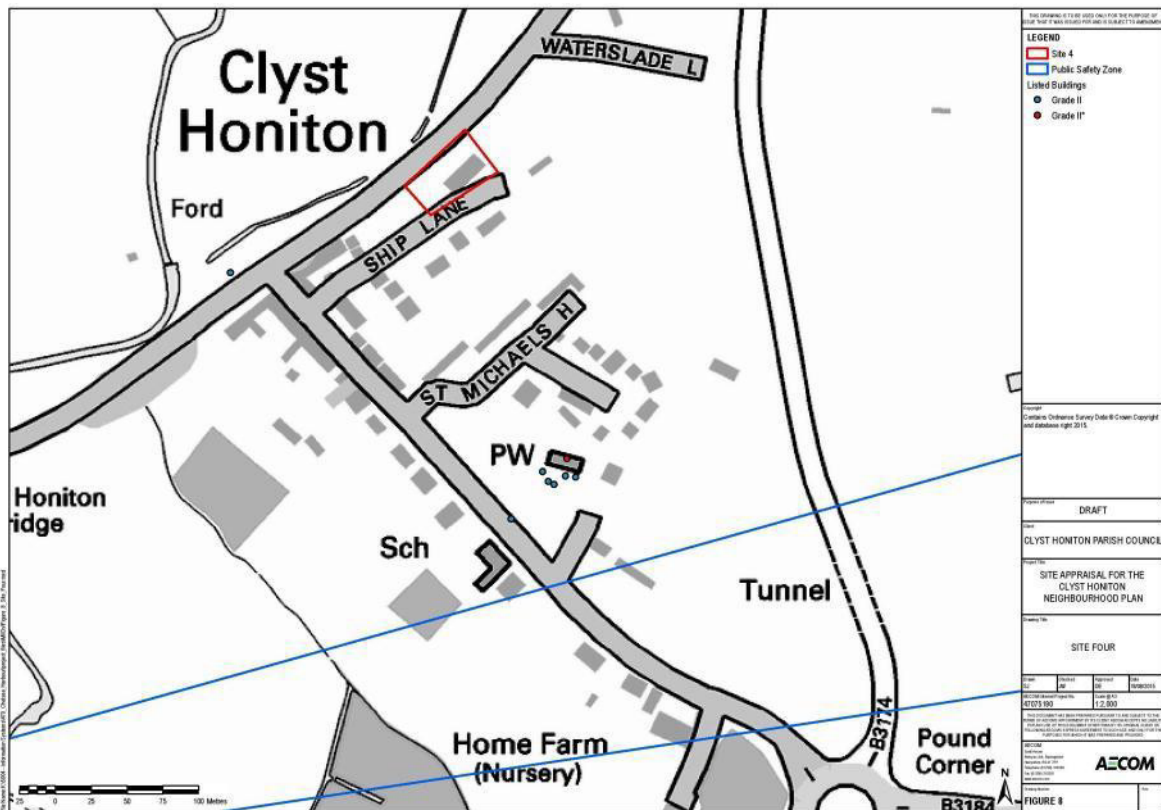
A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To discuss availability with Janvrin.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Site 3: Clyst House site
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	5 (whilst a calculation using the existing methodology would suggest that the Clyst House site has capacity for 11 dwellings, due to the topography and garden setting of the site, its capacity is limited to the region of 5 additional dwellings)
Estimated development timeframe:	To include
Explanation / justification for decision to accept or discount site.	<p>Overall, the site would be appropriate for allocating through the Neighbourhood Plan in principle, because of its centre of village location and intensification of land uses.</p> <p>Development of the site has the potential to have significant effects on the integrity of the historic setting of the area without careful design and layout of new development. For this reason the previous planning application for development on the site was refused; however a precedent for development in close proximity to St Michael and All Angels Church has now been made. As such new development may be appropriate at this location if the significant issues related to the setting of the historic environment are addressed.</p>

Site name: Site 4 - Slate and Tile site



1. Background information

Site location and use	
Site location <i>General description</i>	Land occupied by SW Slating & Tiling Ltd, land on the south east of Honiton Road, Cyst Honiton
Parish Name	Cyst Honiton CP
Gross area (Ha) <i>Total area of the site in hectares</i>	0.18
SHLAA site reference (if applicable)	N/A

Context				
Surrounding land uses	Allotment land to the south west; Residential to the south; Open grassland to north east; and Honiton Road to the north west, with grassland beyond.			
Site boundaries	Palisade fencing to north west along boundary with Honiton Road; Wooden fence to the south west along boundary with allotment; Vegetated slope to the north east; Vertical edge stabilised with gabion baskets to the south east adjacent to Ship Lane.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Business premise for a Slating & Tiling company Previously a washing machine business and prior to that an animal feed distribution centre.			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	None			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Well screened from the village. Improve setting of the entrance to the village as currently an industrial site.	Not very well Loss of employment land in the village	Don't know
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	Vehicle access from Honiton Road. Close to B3174 – Clyst Honiton Bypass. Approx. 1km from roundabout for A30 Public footpath – Approx. 150m – off Honiton Road. Cycle route - Approx. 150m; cycle route from Honiton Road into Exeter. Bus Stop on Honiton Road on north-east boundary of the site. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton.		

Environmental Considerations		
Community facilities and services		
Is the site in an Area of Outstanding Natural Beauty (AONB)	No	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<1000m	Informal 5 a side football pitch approx. 400m away Approx. 150m – north west of village, off Honiton Road – land used for walking dogs etc...
Is site within an area designated as being of European Importance ¹	Statutory - No If no, is the site more than 2km away or more than 10km away for bats and SPA? No	Approx. 5.5km from Exe Estuary SPA; Approx. 6.5km from East Devon Heaths SPA
Distance from sites designated as being of national importance ²	>800m	Within SSSI Impact Zone for East Devon Pebblebed Heaths: Residential development of 50 units or more; Any residential development of 50 or more houses outside existing settlements/urban areas
Distance from sites designated as being of local importance ³	>800m	No LNRs UNKNOWN SINCS
Ancient Woodland	>15m	No
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	>800m	Nearest shops/local centre are at Cranbrook and east Exeter
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus Stop on Honiton Road on north-east boundary of the site. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton.
Distance to Primary School(s)	>1000m	

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites



² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

		St Martins Primary School, Cranbrook (~approx. 2 km NE)
Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<400m	Informal 5 a side football pitch approx. 400m away Approx. 150m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Public Open Space	<300m	Informal 5 a side football pitch approx. 400m away Approx. 150m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Primary Healthcare Centre <i>(GP, nurse)</i>	>800m	Cranbrook Medical Centre (~approx. 2 km NE)
Key employment site	>800m	From 1.7 km east: Exeter Airport, Exeter Airport Business Park Also to the west: Exeter Business Park, Sowton Industrial Estate To the North: Sky Park (currently under construction) approx.500 m to the north.
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes	Cycle route - Approx. 150m; cycle route from Honiton Road into Exeter
Distance to public footpath	<400m	Public footpath – Approx. 150m – north west of village, off Honiton Road.

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	
Scheduled Monument	Site is not on or adjacent to a Scheduled Monument	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or adjoin a listed building	

Other key considerations			
<p>Which Flood Zone (fluvial/tidal) does the site fall within or intersect?</p>	<p>Zone 3 Zone 2 Zone 1</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>	<p>Comments</p> <p>Some of the site lies in Flood zone 1, 2 and 3 – on the boundary</p> 	
<p>Is the site in a Critical Drainage Area for Surface Water Flooding?</p>	<p>No</p>	<p>Very Low risk of flooding from surface water on south-west of site – from EA map. Honiton Road and land to the west at Low and Medium risk of flooding.</p> 	
<p>Is the site within a Source Protection Zone for Groundwater Abstraction? (see appendix 2)</p>	<p>None</p>	<p>None</p>	
<p>Are there any Tree Preservation Orders on the site?</p>	<p>More than one One None</p>		
<p>Agricultural Land Classification?</p>	<p>Grade 1-3a</p>	<p>Grade 1</p>	
<p>Is the site affected by any of the following?</p>	<p>Yes</p>	<p>No</p>	<p>Comments</p>
<p>Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.? (see appendix 2)</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	

<i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>			
Contamination <i>(see appendix 2)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Due to previous site uses the land has the potential to be contaminated
Japanese Knotweed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None seen during site walkover
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telegraph poles and lines along south eastern boundary.
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mineral – No – Hayes Key to north west of site

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Two tiered level site, flat
Natural England National Character Area <i>(see appendix 2)</i>	Devon Redlands (Ref-148)
General character Open Countryside / rural settlement / suburban / urban / inner city	Edge of village location with views over open grassland to the north west. However business premises and Honiton Road.
Views in? Wide/ framed/ screened /long/ short	Screened to the north east; south east and south west; with 1 house with partial view of the site located on Ship Lane. Short framed views in from Hinton Road to the north west.
Views out? Wide/ framed/ screened /long/ short	Long, wide views of local countryside to the north west from top tier level. Screen views from lower level.

Suitable for Community Facility?	
No	Site has insufficient space for a community facility.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

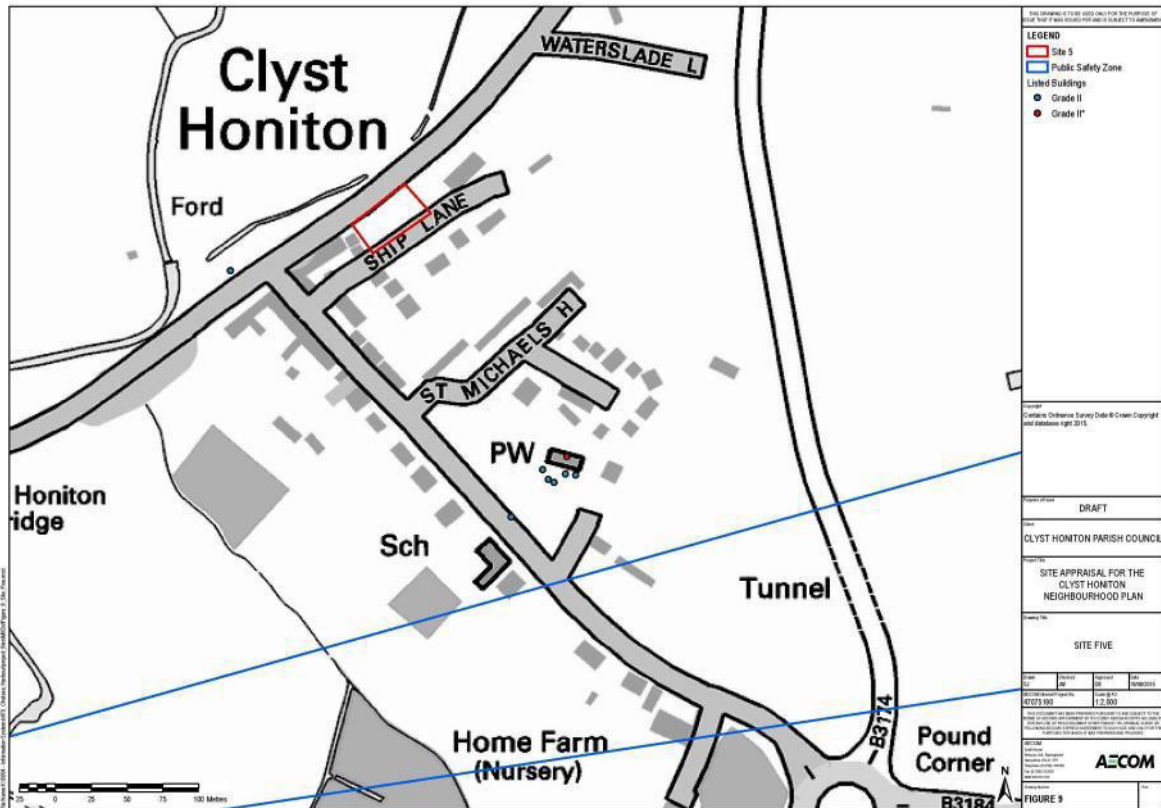
Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	To discuss availability with Janvrin.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Site 4 - Slate and Tile site
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>

Potential housing development capacity (estimated as a development of 30 homes per Ha):	5
Estimated development timeframe:	To include
Explanation / justification for decision to accept or discount site.	<p>The site is likely to be an appropriate location for future small scale housing at the current time, due to its accessible location (including by bus and cycle) and its proximity to local greenspace. There will however be need to address potential flood risk and land contamination issues associated with the site.</p> <p>Whilst development of the site for housing would lead to the loss of availability of viable local employment land, redevelopment of an industrial site to residential would improve the entrance setting of the village.</p>

Site name: Site 5 – Glebe Lands/Allotments



1. Background information

Site location and use	
Site location <i>General description</i>	Allotment land on the west of Ship Lane, Clyst Honiton
Parish Name	Clyst Honiton CP
Gross area (Ha) <i>Total area of the site in hectares</i>	0.12
SHLAA site reference (if applicable)	N/A

Context				
Surrounding land uses	Residential to the south east and south west; business premises- SW Slating & Tiling Ltd – to the north east; Honiton Road to the north west, with grassland beyond.			
Site boundaries	Hedge along north west and south east alongside Honiton Road and Ship Lane; Fences to the south west and north east along boundaries with residential and business premises.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Allotments			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	None			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Well screened from the village Surrounding residential area	Not very well Loss of allotment land for the village.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	No vehicle access to site; a track (Ship Lane) off the main highway through village – Clytside/Bouchers Cottage leads to a pedestrian entrance which is raised above the height of the allotment land. Close to Honiton Road and B3174 – Clyst Honiton Bypass. Approx. 500m to roundabout for A30 Public footpath – Approx. 100m – off Honiton Road. Cycle route - Approx. 100m; cycle route from Honiton Road into Exeter Bus Stop on Honiton Road – Approx. 250 m via current pedestrian access (however a vehicle access is likely to be required from Honiton Road so <50m to bus stop). Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton.		

Environmental Considerations		
Community facilities and services		
Is the site in an Area of Outstanding Natural Beauty (AONB)	No	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<1000m	Informal 5 a side football pitch approx. 300m away Approx. 50m – north west of village, off Honiton Road – land used for walking dogs etc...
Is site within an area designated as being of European Importance¹ (see appendix 2)	Statutory - No If no, is the site more than 2km away or more than 10km away for bats and SPA? No	Approx. 5.5km from Exe Estuary SPA; Approx. 6.5km from East Devon Heaths SPA
Distance from sites designated as being of national importance² (see appendix 2)	>800m	Within SSSI Impact Zone for East Devon Pebblebed Heaths: Residential development of 50 units or more; Any residential development of 50 or more houses outside existing settlements/urban areas
Distance from sites designated as being of local importance³ (Consult local planning authority)	>800m	No LNRs UNKNOWN SINCS
Ancient Woodland (see appendix 2)	>15m	No
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments NB: for rural areas please provide comments on general accessibility to facilities
Town / local centre / shop	>800m	Nearest shops/local centre are at Cranbrook and east Exeter

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites



² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day) <i>(see appendix 2)</i>	<400m	Bus Stop on Honiton Road – Approx. 250 m via current pedestrian access (however a vehicle access is likely to be required from Honiton Road so <50m to bus stop). Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton.
Distance to Primary School(s) <i>(see appendix 2)</i>	>1000m	St Martins Primary School, Cranbrook (~approx. 2.3km NE)
Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<400m	Informal 5 a side football pitch approx. 300m away Approx. 100m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Public Open Space	<300m	Informal 5 a side football pitch approx. 300m away Approx. 100m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Primary Healthcare Centre <i>(GP, nurse)</i>	>800m	Cranbrook Medical Centre (~approx. 2.3 km NE)
Key employment site	>800m	From 1.5km east: Exeter Airport, Exeter Airport Business Park Also to the west: Exeter Business Park, Sowton Industrial Estate To the North: Sky Park (currently under construction) approx.700 m to the north.
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes	Cycle route – Currently approx. 100m; cycle route from Honiton Road into Exeter
Distance to public footpath	<400m	Public footpath – Approx. 100m – north west of village, off Honiton Road.

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	
Scheduled Monument	Site is not on or adjacent to a Scheduled Monument	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or adjoin a listed building	
Conservation area	Site is not within or adjacent to a conservation area	

Other key considerations			
<p>Which Flood Zone (fluvial/tidal) does the site fall within or intersect?</p>	<p>Zone 1 <input type="checkbox"/></p>	<p>Comments</p> <p>Flood zone 1 – but on the boundary</p> 	
<p>Is the site in a Critical Drainage Area for Surface Water Flooding?</p>	<p>No</p>	<p>Very Low risk of flooding from surface water on south-west of site – from EA map. Honiton Road and land to the west at Low and Medium risk of flooding.</p> 	
<p>Is the site within a Source Protection Zone for Groundwater Abstraction? <i>(see appendix 2)</i></p>	<p>None</p>	<p>None</p>	
<p>Agricultural Land Classification?</p>	<p>Grade 1-3a</p>	<p>Grade 1</p>	
<p>Is the site affected by any of the following?</p>	<p>Yes</p>	<p>No</p>	<p>Comments</p>
<p>Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.? <i>(see appendix 2)</i> <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>Potentially: allotments are often rich in biodiversity. Site is surrounded by hedgerows.</p>

Contamination <i>(see appendix 2)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land with no known previous industrial uses to result in contamination.
Japanese Knotweed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None seen during site walkover
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telegraph poles and lines along south eastern boundary.
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mineral – No – Hayes Key to north west of site

Characteristics (best established through site visits)

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Sloping from south east to north west. Site is raised above the height of Honiton Road to the north west; and below the level of Ship Lane to the south east.
Natural England National Character Area <i>(see appendix 2)</i>	Devon Redlands (Ref-148)
General character Open Countryside / rural settlement / suburban / urban / inner city	Edge of village location with views over open grassland to the north west. However adjacent to business premises and Honiton Road.
Views in? Wide/ framed/ screened /long/ short	Screened site; partial views from approximately 3 houses surrounding site.
Views out? Wide/ framed/ screened /long/ short	Long, wide views of local countryside to the north west.

Suitable for Community Facility?

No	Site has insufficient space for a community facility.
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3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

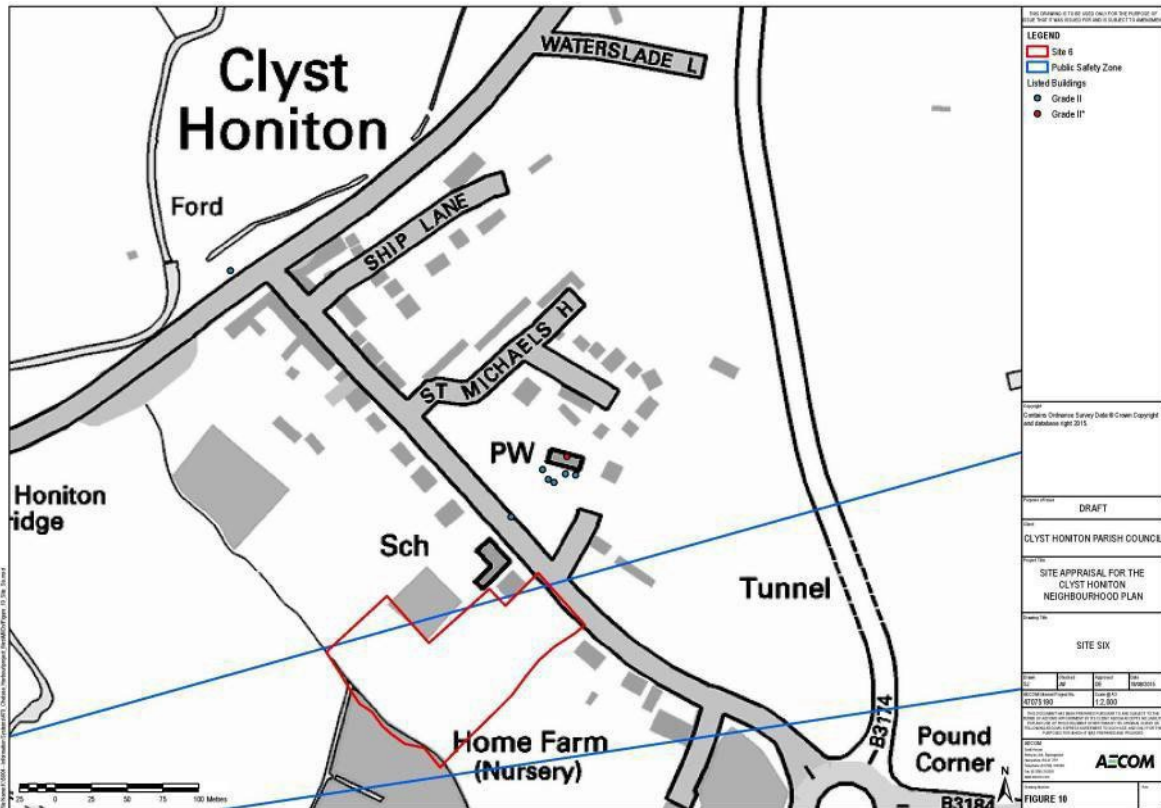
Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	To discuss availability with Janvrin.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Site 5 – Glebe Lands/Allotments
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>

Potential housing development capacity (estimated as a development of 30 homes per Ha):	4
Estimated development timeframe:	To include
Explanation / justification for decision to accept or discount site.	The site is unlikely to be an appropriate location for future housing as the land is currently used as an allotment. As such its redevelopment would result in the loss of an important local community resource for Clyst Honiton. Whilst the allotments could potentially be replaced with a new facility in the village, the established nature of the allotment reduces the likelihood of the site being appropriately replicated elsewhere in the village.

Site 6 – Clyst Honiton Parish Playing Field



1. Background information

Site location and use	
Site location <i>General description</i>	Clyst Honiton parish playing fields and grazing land To the south of Clystside, Clyst Honiton. Land adjacent to the former Clyst Honiton C Of E Primary School
Parish Name	Clyst Honiton CP
Gross area (Ha) <i>Total area of the site in hectares</i>	1.17
SHLAA site reference (if applicable)	N/A

Context				
Surrounding land uses	Road, residential and former primary school (now office space) to the north east; Grassland to the west, south and east.			
Site boundaries	<p>Maintained hedgerow along Clytside to the north east boundary;</p> <p>Mixture of unmanaged scrub and hedgerow to the south east;</p> <p>Semi mature tress to the south west;</p> <p>Mixture of maintained hedge; semi mature trees to the north west, with residential fence to the north. Dense tree copse to the east.</p> <p>The site is split in the middle with a row of semi-mature trees running from north west to south east through the site.</p>			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	Informal 5 a side football field and children play area; rest grazing grassland.			
Existing/ previous use	Informal 5 a side football field and children play area; rest grazing grassland. Former school adjacent to the land (north) – now office space			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	None			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Residential surrounding the site; within village.	Not very well Potential loss of play park and recreational space associated with northern part of the site.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Direct access to main highway through village – Clytside. Approx. 200m to roundabout for A30 Public footpath – Approx. 300m – north west of village, off Honiton Road. Cycle route - Approx. 300m; cycle route from Honiton Road into Exeter Bus Stop on Honiton Road – Approx. 400 m via road. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton.		

Environmental Considerations		
Community facilities and services		
Is the site in an Area of Outstanding Natural Beauty (AONB)	No	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<1000m	Located on land used as green space by the local community Approx. 300m – north west of village, off Honiton Road – land used for walking dogs etc...
Is site within an area designated as being of European Importance¹ (see appendix 2)	Statutory - No If no, is the site more than 2km away or more than 10km away for bats and SPA? No	Approx. 5.3km from Exe Estuary SPA; Approx. 6.3km from East Devon Heaths SPA
Distance from sites designated as being of national importance² (see appendix 2)	>800m	Within SSSI Impact Zone for East Devon Pebblebed Heaths: Residential development of 50 units or more; Any residential development of 50 or more houses outside existing settlements/urban areas
Distance from sites designated as being of local importance³ (Consult local planning authority)	>800m	No LNRs UNKNOWN SINCS
Ancient Woodland (see appendix 2)	>15m	No
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments NB: for rural areas please provide comments on general accessibility to facilities
Town / local centre / shop	>800m	Nearest shops/local centre are at Cranbrook and east Exeter
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Bus Stop on Honiton Road – Approx. 400 m via road. Service route 4, with buses approximately every 30 minutes during the weekday. Nearest train station is Pinhoe, located 2 miles from Clyst Honiton
Distance to Primary School(s)	>1000m	

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites



² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

		St Martins Primary School, Cranbrook (~approx. 2.5km NE)
Distance to Recreation facilities (<i>indoor, outdoor sports facilities, playgrounds and playing pitches</i>)	<400m	Located on land used as green space by the local community – 5 a side football, playground. Approx. 300m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Public Open Space	<300m	Located on land used as green space by the local community – 5 a side football, playground. Approx. 300m – north west of village, off Honiton Road – land used for walking dogs etc...
Distance to Primary Healthcare Centre (<i>GP, nurse</i>)	>800m	Cranbrook Medical Centre (~approx. 2.5 km NE)
Key employment site	<400m 400-800m >800m	From 1.2km east: Exeter Airport, Exeter Airport Business Park Also to the west: Exeter Business Park, Sowton Industrial Estate To the North: Sky Park (currently under construction) approx. 1km to the north.
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes	Cycle route - Approx. 300m; cycle route from Honiton Road into Exeter
Distance to public footpath	<400m	Public footpath – Approx. 300m – north west of village, off Honiton Road.

Heritage considerations

Other key considerations

following sites / areas	Proximity		Comments
Conservation Area	Site is not within or adjacent to a conservation area		Part of the site within both Flood zone 2 and 3 – mainly 3
When Flood Zone (fluvial/tidal) does the site fall within or intersect?	Site is not on or adjacent to a Scheduled Monument Zone 1 <input type="checkbox"/>		
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden		
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield		Low risk of flooding from surface water on site – east of site – from EA map
Is the site in a Critical Drainage Area for Surface Water Flooding?	Site is adjacent to, or the site is the site of, a listed building		
Is the site within a Source Protection Zone for Groundwater Abstraction? (see appendix 2)	None		None
Are there any Tree Preservation Orders on the site?	More than one One None		
Agricultural Land Classification?	Grade 1-3a		Grade 1
Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.? (see appendix 2) NB: you should consult your local authority's Biodiversity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potential BAP Priority Habitat (Grazing Marshland) to the south-west. Copse of trees to the west. Vegetation around boundary and within the site. Trees running across the middle of the site should be retained.

<i>Action Plan for further information.</i>			
Contamination <i>(see appendix 2)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land with no known previous industrial uses to result in contamination.
Japanese Knotweed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None seen during site walkover
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telegraph poles and lines along Clytside adjacent to the site.
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mineral – No – Hayes Key to north of site

Characteristics (best established through site visits)

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Playpark land flat Grazing land flat, however slightly boggy.
Natural England National Character Area <i>(see appendix 2)</i>	Devon Redlands (Ref-148)
General character Open Countryside / rural settlement / suburban / urban / inner city	Site adjoins village and is tree and hedge lined. Open countryside beyond site boundary to the south. Road noise from proximity to A30.
Views in? Wide/ framed/ screened /long/ short	Short screened views in from approximately 8 houses, which have views of the play park from the north east; however grazing land screen by vegetation within the site. Screened views from all other boundaries due to vegetated boundaries.
Views out? Wide/ framed/ screened /long/ short	Short, screened views of the road and houses to the north east; screened views from all other boundaries due to vegetated boundaries.

Suitable for Community Facility?

No	<p>Site has sufficient space for a community facility; as well as good links to the centre of the village; and surrounded by green space.</p> <p>However the site is within a PSZ- as such the site is not suitable.</p>
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3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	To discuss availability with Janvrin.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Site 6 – Clyst Honiton Parish Playing Field
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	28
Estimated development timeframe:	N/A
Explanation / justification for decision to accept or discount site.	<p>The site lies virtually wholly within the Exeter Airport Public Safety Zone (PSZ), as defined by the Department for Transport. The objective of PSZs is that there should be no increase in the number of people living, working or congregating in the PSZ and that, over time, the number should be reduced as circumstances allow (e.g. when any redevelopment takes place).</p> <p>This therefore does not permit development at Site 6.</p>

Land at Clyst Honiton Bypass Clyst Honiton Neighbourhood Development Plan

ANDREW KIRBY
ARCHITECTS

HOUSING INSPIRATION



Considered Openings

Varying Brick bonds and colours

Varying Brick Manipulations

Varying building Heights

Close knit Community courtyards

Commercial Units



Reminiscent of Old Commercial Units

Slot Windows

Natural North Lit spaces

Clean Finish

Soft curved Zig Zag Roof and Numbering



Site Perspective from Community Green Space



COMMUNITY FACILITY INSPIRATION



Sheltered Canopy

Use of Plants to soften building fabric

Create a similar but distinguishable shape and appearance

Use of varying roof pitches

Active Facade

Public Space Inspiration



Natural Play

Re-wilding

Soft Play

Community social Hubs

Community social events

Site Aspiration



Local Vernacular



The Clyst Honiton Bypass site has the potential to feed off and enhance the already established community of Clyst Honiton. Creating potential ventures for the community and a social Hub to establish a stronger community within the village.

What we took from the local vernacular is that the predominant material being Brick therefore manipulations of brick are seen throughout the Inspiration.



Land at Clyst Honiton Bypass Clyst Honiton Neighbourhood Development Plan



COMMUNITY FACILITY IN CONTEXT

The Community Facility is part of the 3rd building in the mid-section of the Bypass Site. There is 200sqm of space which would be divided into a hall and small kitchenette. There are 14 parking spaces in front of the Community Facility

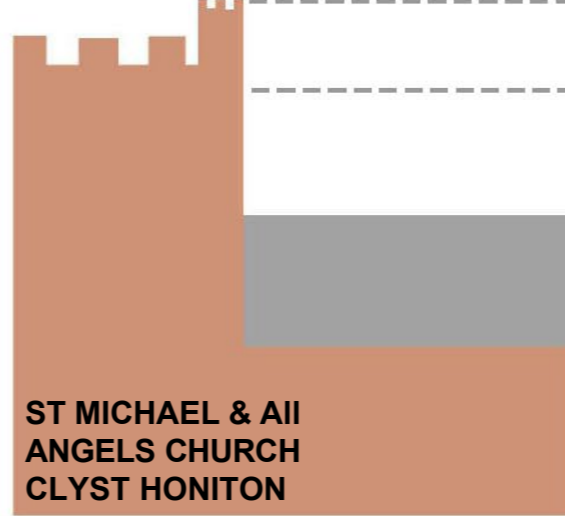
Walking time from church to the Community Facility = 5 minutes

Walking time from edge of village (The Exeter Inn) to the Community Facility = 10 minutes



The Community Facility building needs to be significant within the Landscape but consider its significance with the other public buildings such as the Village Church.

Most Dominant Ridge Height in Clyst Honiton



ST MICHAEL & ALL ANGELS CHURCH CLYST HONITON

St Michael & all Angels Church is the most prominent building within Clyst Honiton therefore respecting its prominence should be important to the community facility building.

*2nd Most Dominant Ridge Height in Clyst Honiton



COMMUNITY FACILITY

* The Community Facility is subject to airfield operations height restrictions therefore its ridge line cannot out spire the church but still have prominence.



The old Village school sets the precedent for the form of the community facility situated directly opposite the church and having a dialogue with a once civic use.

Site Plan



The Masterplan shows the footprint of development on the Bypass Site. The typologies diagram shows the types of buildings and spaces in more detail. This includes the number of houses, bedrooms, parking, cycle/pedestrian routes, green space etc.

This plan is the foundation of the work from this point. It forms the basis of more detailed designs later in the process and the submission as part of the Neighbourhood Development Plan.

Key features of the Clyst Honiton Bypass Site Masterplan:

- The community facility
- Access cycle path and pedestrian routes to new site from the village
- Numbers and types of housing (Mixed, including family homes, with 1 and 2 bed to enable downsizing)
- Some single storey houses in a courtyard layout to increase community interaction and social well-being
- Commercial buildings, split into units, for small and medium sized businesses (including retail)
- High quality design and building
- Green space to allow wildlife corridors



Site Perspective from Community Green Space



Welcome Square Inspiration



Field tree Clump as inspiration for Square



Mix of hard and soft surfacing



Wooded feature



Shared use Space



Focal point



Gathering Space



Questions about the Masterplan

Q1a: Are there any elements of the Masterplan that you particularly like (and why)?

Q1b: Are there any elements of the Masterplan that are more challenging (and why)?

Questions about the Community Facility

Q2: Considering the future internal and external design of the community facility:

How could the design of the space in and around the community facility help ensure it works well for different uses?

Some of the examples we have been given include: external picnic benches or small veranda for events, one large or two smaller internal rooms for hire, a large room and mezzanine for events, small green space adjacent for children's play.

Q3. The community facility may be used by other organisations when not in use by the community. There is additional space in the building to let.

What other types of businesses or organisations could you envisage hiring the community facility or the building space around it as good neighbours to existing or new community activities?

Some of the examples we have been given include: Medical practitioners, a soft play company, local small businesses needing meeting space, local charities needing offices, youth club, visiting high-street bank van or groceries van parked out front once a week, re-furnishing organisation, nightclub, shops.

Q4a: The Parish Council will not be managing the Community Facility. How do you envisage it being run? E.g., by a private company, a new organisation set-up locally to run the centre.

Q4b: How might you like to be involved, using your skills or time, in helping to keep the community facility running for local people? E.g., managing bookings, opening-up / locking-up, managing any green space/gardening.

Thank you for coming today. Your opinions and ideas are important to us.

Q5: Having considered the Masterplan, the information presented today about the types of buildings, including the community facility:

Overall, are you in favour of this scheme?

Yes **No**

If you have further feedback please do provide it here using the reverse of this page

Clyst Honiton: Neighbourhood Development Order Masterplan review, consultation report

Contents

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Appendix

1. Clyst Honiton Neighbourhood Plan Community Questionnaire 2014
2. Invitation to consultation
3. Sample information on display at the consultation
4. Sample consultation material
5. Question by question responses

Aims of the consultation

Over a number of years the Neighbourhood Plan Steering Group facilitated the community to the point where, with consultants, a Masterplan and typographical plan had been produced for the bypass site in Clyst Honiton. They saw an opportunity to continue this community-led process with the local community to inform the next phases of work. This consultation would not pre-determine timescales or onward processes. However, it would enable the community receive an update. Furthermore, it would provide opportunity for input prior to any further design stages and prior to Regulation 14 consultation (Neighbourhood Planning Regulations) for the Neighbourhood Development Plan and associated Neighbourhood Development Order.

With the above context in mind, the aims of the consultation process were as follows:

- To inform local people about the Masterplan that had resulted from previous community investment of time and information. This included the rationale for the housing numbers, configuration of community facility, parking numbers etc.
- Update on the technical reports and associated exploration that had already inform the potential for land use at the bypass site.
- Provide an opportunity to comment on the Masterplan and associated land use proposed.
- Provide an opportunity to comment and update existing information specifically on the community facility including potential use, design features and management.
- Gauge the level of support from the local community prior to entering the formal planning consultation stages
- Ensure that those facilitating the process and the community themselves keep developing their capacity to work together to find collective solutions for Clyst Honiton and specifically the development of the bypass site.

Consultation session

The consultation was run on a Thursday evening (14th March 2019) and Saturday morning (16th March 2019) to facilitate as many members of community with a range of other commitments to contribute. A local pub, the Blackhorse Inn, was used to provide comfortable and accessible access to the consultation.

Advance notice of the event was anticipated through the Clyst Chatter (the locally produced newsletter) a month before the event. Each house in the Parish was provided with a leaflet through their door in the week prior to the consultation. Posters were also displayed in and around the village. See appendix for consultation material.

See the appendix for consultation sample materials. Consultation material were displayed in five separate stations around a single room:

- Welcome and orientation
- Masterplan with indicative design images
- Typographical plan including housing numbers, greenspaces, parking etc marked
- Community facility information as previously collected at consultation
- Reports and technical information collected through the Neighbourhood Planning process

The consultation requests through the questionnaire and some 'at table' questions followed the curation of the display. Samples of these materials can be seen in the appendix. The responses requested were deliberately broad to enable people to feedback on general approach or specific elements as suited them.

Information sharing itself was a vital part of the event. People were consistently invited to follow the same route around the room to ensure they were given some foundational material from which to base their consideration and comments. This allowed all participants at the consultation dialogue with those facilitating the Neighbourhood Planning process to ask questions and clarify details. It also ensured a fair and equal basis for their responses to consultation materials.

Members of Parish Council facilitated the community consultation with support from an independent consultant. This was an important element of the methodology to enable civic engagement and show commitment to a community-led process by the Parish Council.

The inclusion of the consultation materials within this report can act as onward reference document for the ongoing Neighbourhood Development Order process and enable the Parish Council to run a similar event format in the future.

The materials within this report is a summary and interpretation of the consultation contribution by the community and provides a fair and balanced view at the point in time gathered. For reference, transparency and further analysis at a later point, the full responses by the community are included.

DRAFT FOR REVIEW

Participation and engagement

Clyst Honiton as a community appeared committed to the process of civic engagement through the process of community-led development of this scheme.

Overall the community showed an appetite for hearing about the development proposed, most people asked questions of the facilitators to understand what they were seeing and the providence of the design, and understood what the process could be from this point forward. Many actively participated in the consultation elements of the events.

- 71 people participated across the two days of community engagement events
- Times spent at the consultation events averaged around 20 – 25 minutes
- 50 people made comments

An additional 8 sets of comments were included after the event from people who could not attend the event because of illness or similar. Their responses are included in the appendix and marked to show that they were not obtained through the standard consultation process.

Of those that provided feedback 46 chose to indicate if they were / were not in favour of the Masterplan.

- 41 were in favour of the Masterplan
- 5 were not in favour of the Masterplan
- This represents an 89% positive return on 'votes' for the Masterplan

A further 7 responses were provided by those that could not attend the event. 5 people were in favour, 2 were not. This added to the total from the events, this returned an 87% positive return.

Some responses within the consultation are specific and relate to individual houses or specific concerns from past or current challenges. Many of the responses recorded, particularly in the free form sections (Q1 and following the 'further feedback' section) focussed on "the community" This was either in terms of use of the site as conceived in the masterplan or its impact, positive or negative on members of the community. This shows a level of social-mindedness and civic engagement with the process and plans.

Masterplan and overall design

Generally, people were supportive of the direction of travel being taken through the Masterplan. There were many coherent and common themes that people consistently recorded that indicated what they liked about the plan and where they had any concerns about the evolving plans.

The consultation asked people (Q1) to respond to the Masterplan and talk about things they 'particularly liked,' and those they found 'more challenging'. Responses to these questions and the 'further feedback' section at the end show some trends for consideration.

Elements that the community consider positive within the Masterplan centred on the following

- Community facility
- Business spaces
- Housing types (range, affordability, encouraging families, accessibility)
- Green space
- General balance within the Masterplan

- Paths and cycle-ways

Most people valued the opportunity to hear how the Masterplan had been developed and in conversation could probe further regarding the source of the design elements and decisions, i.e., that these originated from the community itself.

Elements that people had particular concerns about are as follows

- Lighting (from development, paths, exacerbating existing light from other development)
- Parking (not enough to service us, or concern with airport parking)
- Noise (from commercial units)
- Integration between this development, cycle/pathways and existing village footprint
- Traffic (entrances/exits, creation of additional traffic through development)
- Viability (including of business spaces and community facility)
- Landscaping
- Anti-social behaviour

It was notable during the consultation (and to an extent in the written responses) that many people had existing concerns due to bad experiences relating to other local development and in particular to, parking management (or lack-of), lack of certain types spaces in the village as is. Critically they seemed to be expressing that they did not want these matters exacerbated by the bypass development.

[Use, design and management of Community Facility](#)

There were a number of responses in relation to the community facility. The responses received were shorter, but equal in number to other areas of the consultation. There was general support for the community facility, with specific responses largely consistent with historic data about the need for a community facility in Clyst Honiton.

Once open, relatively constant usage is anticipated across the week, planned by members of the community either participating in or running activities within the community facility. There is slightly less use planned for weekday mornings and afternoons by the community.

	Weekday morning	Weekday afternoon	Weekday evening	Weekend daytime	Weekend evening
14 th March	13	12	17	13	16
16 th March	10	10	17	14	12
Total	23	22	34	27	28

There was support for outside space and some intervention to provide a variety of internal spaces within the community facility. However, input into design of the community facility was limited in specificity and suggested that form and design should follow function.

The community were generally concurrent with the list of activities they presented in 2015. They had some additions. The chart below shows how much support there is for one or other activity, and the list of new activities proposed. These included some localised service provision.

14th March 2018

High levels of support	Mid-levels of support	Lower levels of support	New activities
Coffee morning	Lunch club	Bridge club	Skittles
Bingo	Film club	Fundraising Activities	Weight watchers
Craft classes/workshops	Topics/Talks	Whist	Walkers club
Women's Institute	Music	Drama	Local shop
Xmas Market/Fete	Themed Nights	Ballroom Dancing	
Art	Children's Parties	Yoga	
Regular Exercise/Fitness classes	Dance classes	Scouts	
Evening Classes	Play Groups/Parent & Toddler group	Lunch time classes	
Base for Elections	Youth Club		
Doctors/Nurse Surgery Hub			
Community Market			
Night School Classes			
Training Venue			
Private Functions			
Slimming World			
Activity Groups focus on elderly (Day Centre)			

16th March 2018

High levels of support	Mid-levels of support	Lower levels of support	New activities
Coffee Mornings	Topics/Talks	Lunch club	Tai chi
Film Club/Shows	Art	Bingo	Brownies/Guides
Craft Classes/Workshops	Yoga/Tai Chi	Bridge club	Citizens Advice
Fundraising Activities	Guides/Brownies	Women's Institute	Old Age health
Xmas Market/Fete	Scouts	Whist	Mental health
Music	Play Groups	Drama	Soft play
Children's Parties	Youth Club	Themed Nights	Wet bar
Regular Exercise/Fitness Classes	Slimming World	Ballroom Dancing	
Evening Classes	Training Venue	Lunch Time Classes	
Base for Elections		Dance Classes	
Doctors/Nurse Surgery Hub			
Activities for Young People Clubs			
Parent & Toddler Club			

Activity Groups (Focus on elderly) Day Centre
Hire & rent out space
Private Functions
Night School Classes
Community Market

The community was asked who ‘good neighbours’; to the community facility might be. These are businesses that might occupy spaces around the community facility or use the community facility itself. Suggestions from the community were:

- Gym
- Café
- Soft play
- Meeting/office
- Shop / retail
- Services

31 respondents had an opinion on how the facility could be run outside of the Parish Council. This broadly divided into three areas:

- The local community / a new organisation within the local community
- A private company
- A partnership / joint working between the community and a private company

There was limited desire from those consulted to participate in the running of the community facility, with only 20 responding to that element of the consultation questions.

Next steps

Taking forward the Masterplan and design

Many of the themes presented as ‘likes’ can be taken forward and enhanced as the design of the scheme moves forward. In terms of the areas where there are concerns, there are several options at this point in the design process that could help to mitigate the causes of these concerns where they have sound civic basis. For example, concerns about lighting can be addressed through appropriate light strategy, and it may also be able to remedy some existing light or noise pollution in the development of green spaces within the development or effective positioning or design of commercial buildings. In this way the development adds value and positive gain on issues already disrupting community life.

Many consultees appreciated the inclusion of indicative building designs by the architect in the consultation materials. These were carefully chosen so as not to over-design at this point but to ensure that the Masterplan felt like a live document. This indicates, to a degree an appetite to move forward and see detailed designs emerge, and a desire by the community to participate in this process.

As the process moves forward, maintaining a high level of participation as a community-led design project will be critical to ensure that the response to housing types and designs on an increasingly detailed level is as collective as possible.

To help ensure that people maintain active engagement in the scheme, and can provide constructive feedback as the work moves forward to the planning permission phase, a further consultation session may be useful prior to commencing Regulation 14 consultation (Neighbourhood Planning Regulations).

A viable community-led development

There is overall support for the Masterplan and positive regard for the layout, housing types and integration of the community facility. Business planning, financial modelling can progress for various elements of the site. In terms of the community facility, a number of factors show a positive environment to establish the route to viability.

- the level of support in the Masterplan and community facility
- level of community participation: desire to seek solutions within the context of community development
- openness of those in the community to supporting a community facility through partnership or business management for the community facility
- potential availability of weekday slots in the community facility
- social activities e.g., bingo that could connect with other needs based activities e.g., mobile shop or direct service provision e.g., Citizens Advice (CAB) , supporting the elderly in the community
- community desire for cross purpose activities that support activities and viability (e.g., café, gym etc)

There are potential routes for delivery of the development and management of spaces such as the community facility which can be explored and detailed from here. Whatever the delivery mechanisms for the construction, governance and active management of the space, in terms of obtaining planning the Neighbourhood Development Order approach is proving an effective vehicle to meet the needs of the community, as defined by the community of Clyst Honiton. Therefore, an inclusive process of taking the Masterplan forward within the local context of the neighbourhood plan, as a Neighbour Development Order will best ensure the scheme

- is progressed as a whole with the full brief of the community maintained (community facility, housing, employment space, green space etc)
- continues to be driven by community need and collective design
- as a process maintains the levels of constructive participation to make a collective approach
- is connected as an evolution of the existing village footprint rather than developed in isolation
- is understood by the community and all the complexities and opportunities that it brings



20 Southernhay West
Exeter, Devon, EX1 1PR

Clyst Honiton Parish Council

Cc: clerk@clysthoniton.org.uk

31st December 2019

RE: COMMERCIAL ASSESSMENT OF THE BUSINESS SPACE AND COMMUNITY FACILITY PROPOSED FOR THE BYPASS SITE, CLYST HONITON

I have pleasure in reporting as instructed, in accordance with the brief "Commercial Assessment of the business space and community facility proposed for the Bypass site, Clyst Honiton 2019", details of which were clarified in my response, dated 23rd October 2019.

In summary, this report relates to the commercial elements of the proposed development, namely the commercial units and the community centre. For each of these elements in turn, the report considers the demand, rental values and recommended marketing approach, and for the commercial units, it also considers the freehold sale values and provides an informal opinion of the likely commercial viability. This report does not cover the proposed residential element of the scheme.

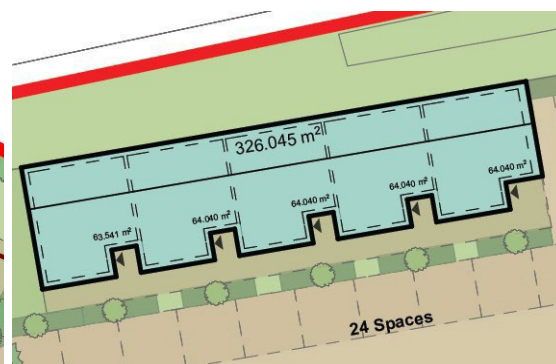
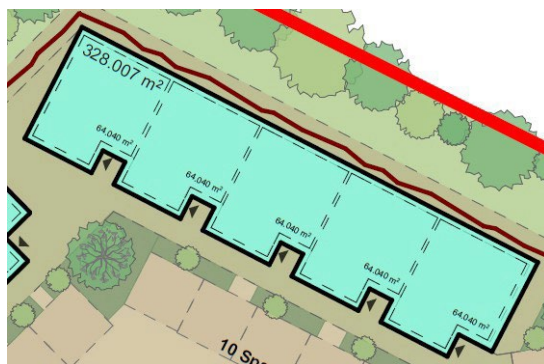
1. The proposed development

The only detail of the scheme which has been provided to me in connection with the preparation of this report is a draft plan of the proposed scheme (job no. 1802, DRG No. 102, Rev. D). This plan forms the basis of my understanding of the proposed scheme, including layout, unit sizes, parking provision and access. An extract from this plan, focusing on the commercial elements of the development, is provided below:



In the key to the plan, the commercial and community buildings are stated as having a combined GIA (Gross Internal Area) of 850 sq.m per floor, over two floors, making the total GIA of the scheme 1,700 sq.m (18,300 sq.ft).

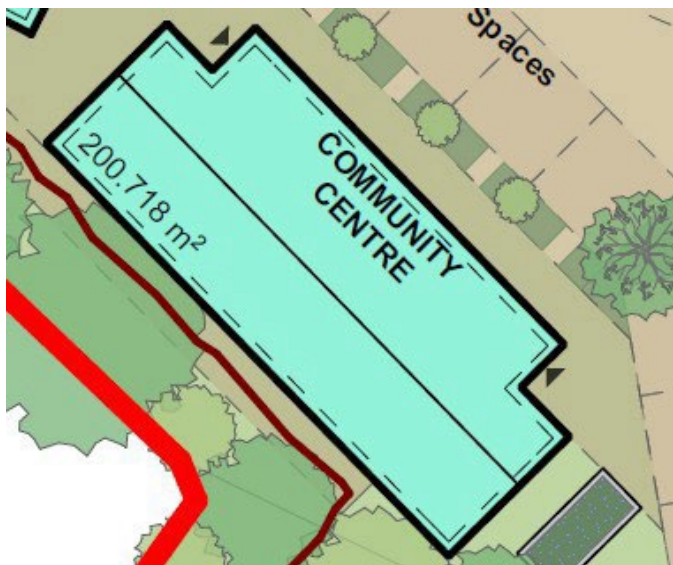
The annotation on the plan states that the commercial and community elements of the scheme have a total of 98 parking bays, making a ratio of 1 space per 187 sq.ft of GIA floorspace.



The commercial units are shown on the plan (above) as being laid out as two terraces, each with five units on ground and first floors. Each unit is shown as having a GIA of 64.04 sq.m on ground floor, and assuming they are to be built with first floors, each unit will have a GIA of 128.08 sq.m (1,379 sq.ft).

For the purposes of this report, I have assumed that the units will be built to an industrial specification but one which is suitable for conversion to office use in part without the need for further planning consent. The anticipated specification therefore includes: a disabled WC to each unit; a structural first floor with stairs and fire insulation to a standard permitting office use on both floors; a glazed pedestrian entrance, either with double glazed doors allowing loading access for pallet-sized deliveries or with a separate loading door; windows to both levels, or knock-out panels for their later installation; water, drainage and electricity all connected and separately metered to each unit; and the interiors of each unit otherwise in shell condition.

Should the specification of the units prove to be different to the above, my comments on values and viability will need to be reconsidered.



The community centre is shown on the plan as having a ground floor GIA of 200.718 sq.m, and assuming it is built on ground and first floors, will have a total GIA of 401.11 sq.m (4,321 sq.ft).

GIA (Gross Internal Area) is a basis of measurement which includes all internal areas. For marketing purposes it is the standard basis of measurement for industrial and warehouse buildings, but for offices and community buildings, the standard basis of measurement is NIA (Net Internal Area), which excludes elements such as WCs, stairs, plant rooms and essential or shared lobbies or corridors. When calculating values from GIA measurements, therefore, a deduction has to be made for conversion to an estimated NIA floor area.

2. Commercial Units

I provide below an appraisal of the proposed scheme, dealing in turn with demand, rental values, sale values, comment on likely viability and marketing recommendations.

2.1 Demand

In my submission dated 23rd October 2019, I stated that a quantitative assessment of demand is impossible with any degree of accuracy and proposed a more qualitative assessment. I set out below my opinion of the likely demand for the proposed units, with reference to market evidence.

The demand for small units (in this case, 128.08 sq.m (1,379 sq.ft) over two floors) is considered to be strong, while supply of such units to the market has been very limited for a number of years. Hence, the lack of market evidence relating to such units is more a reflection of the lack of supply than a lack of demand, and we must refer to circumstantial evidence of demand.

I would refer to the recent marketing of a number of small commercial units in the Clyst Honiton area in recent years, focusing on the length of time each property was marketed and the type of occupier:

- Unit 4 Hungry Fox Industrial Estate, Old Broadclyst Station – basic, mid-terrace 1970s commercial unit with small mezzanine, 558 sq.ft plus mezzanine of 157 sq.ft. Let in November 2017 after less than one month on the market, and again in March 2019 after around 2 months of marketing. Tenant is a mobile car detailing business.
- Unit 5 Hungry Fox Industrial Estate, Old Broadclyst Station – as above but 555 sq.ft plus mezzanine of 351 sq.ft. Let in November 2017 after less than one month on the market. Tenant is a clothes recycling business.
- Unit 6 Skyways Business Park, Exeter Airport Industrial Estate – mid-terrace 1980s industrial unit, newly refurbished. No offices or mezzanines. 1,038 sq.ft. Let in September 2019 after around 3 months of marketing. Tenant is a distributor of diecast models.
- Unit 3 Skyways Business Park, Exeter Airport Industrial Estate – mid-terrace industrial unit with offices forming around 40% of area (no mezzanine). 1,047 sq.ft. Let in July 2018 after around 2 months of marketing. Tenant is an air conditioning installer.
- Unit 7 Skyways Business Park, Exeter Airport Industrial Estate – mid-terrace 1980s industrial unit, newly refurbished. 1,040 sq.ft without offices or mezzanines. Let in January 2019 after around 3 months on the market. Tenant is a theatre company and uses the unit for storage of props and sets.
- Unit 7 Bishops Court Gardens, Clyst St Mary – mid-terrace, full-height warehouse unit without offices and with shared WCs, 857 sq.ft. Let in May 2019 to a research and development business, having not been brought to the open market.

- Unit 8c Millpark, Woodbury Salterton – mid-terrace warehouse built around 2000, with mezzanines and offices on both floors. 1,047 sq.ft plus mezzanines of 600 sq.ft. Sold in July 2018 after a very short marketing period, and three bids received. Tenant is a small producer of puddings.
- Unit 7 Harrier Court, Westcott Lane (near Exeter Airport) – mid-terrace unit built circa 2007, fitted as warehouse on ground floor and quality offices on first floor, including air con. 932 sq.ft on ground floor plus mezzanine 898 sq.ft. Sold on first day of marketing, with another offer received on the same day. Tenant is a private social club.
- Unit 7 Merlin Units, Exeter Airport Industrial Estate – end-terrace 1980s industrial unit of 1,740 sq.ft with mezzanine office of 139 sq.ft. Let in October 2019 following around 3 months on market. Tenant is a micro-brewery.

I believe that the length of time for which these units were marketed, which ranges from nothing up to around 3 months, demonstrates the demand over the last couple of years for small industrial/warehouse units in the area to the east of Exeter. These units have a range of sizes and specifications (particularly in terms of offices and mezzanines, or lack of them) and were offered on both freehold and leasehold bases.

At present, I am not aware of the availability of any industrial units with a ground floor area of under 1,000 square feet in the area to the east of Exeter.

I would also comment that, subject to financial viability of their conversion to office use, the units would attract strong demand as offices, given the location and the parking ratio envisaged.

2.2 Rental values

The rental values of the units will clearly depend greatly on their specification as well as the extent to which they are fitted out or left in shell condition for the tenant's fit-out. For the current purposes, my assumptions in this regard, as set out in Section 1 of this report, will apply. In summary, the units are assumed to be of a specification which would allow their use for either industrial/warehouse or office uses, but fitted out to a shell specification except for installation of a disabled WC. Depending on the exact specification and the extent of any fit-out, rental incentives (e.g. rent-free periods) may have to be offered to tenants to assist with their fit-out costs.

The rental values shown by the leasehold evidence set out in Section 2.1 above range from £6.58 to £9.05 per square foot, when storage mezzanines are analysed at one third of ground floor value, as is usual. When only units of under 1,200 sq.ft (111.5 sq.m) are considered, the lowest value is £7.00 per sq.ft. The units which are closest in size to the proposed units are those at Hungry Fox Industrial Estate where, despite the units being some of the oldest and of a relatively poor specification, rents are in the region of £9.00 per square foot.

Taking the ground floors of the proposed units at £9.00 per square foot and the mezzanines at one third, i.e. £3.00 per square foot, the units would have a rental value of £8,270 per annum. I believe this level to be achievable for modern units in this location.

The above assumes that all other lease terms are in line with market, including repairing liability, lease duration and any break options. It also assumes that the units will qualify for 100% Small Business Rates Relief, which greatly reduces the overall occupational costs to qualifying companies.

Should the units be offered without mezzanines but with potential for their later installation, then rents of £9.00 per square foot would apply to the ground floor area, making £6,200 per annum per unit.

2.3 Freehold values

There is a dearth of freehold evidence, resulting from a number of years during which very few properties have been offered for sale. There are two freeholds in the list of comparable properties in Section 2.1 above: Unit 8c Millpark sold for £100.24 per square foot when mezzanines are taken at one third, while Unit 7 Harrier Court sold for £106.56 per square foot overall (the mezzanine being taken at full rate owing to the fact that it was fitted out as quality offices). Widening the search for freehold evidence to the wider Exeter area shows that these values are at the upper end of the range of values, which reflects the small unit sizes of these units and the popularity of the location.

There is, however, a premium attached to the sale of new-build units and I would expect to achieve not less than £125 per square foot of ground floor GIA in this instance, given the units' small size. This equates to £86,125 per unit on the basis that they are not offered with mezzanines. Regarding mezzanines, a purchaser will be unwilling to pay more for a mezzanine than the cost had it been retrospectively fitted. For this reason, as well as to maximize buyers' flexibility as to how they fit out and occupy the units, I recommend that the units should not be built with mezzanines if they are to be offered for sale, although the units should be capable of having mezzanines installed and fitted out for office use.

2.4 Comment on likely viability

I refer to the comments in my report to you of 23rd October, and repeat that it is impossible to provide an accurate estimate of the scheme's financial viability at this stage, given the lack of information on the units' specification as well as the cost of groundworks and bringing utilities onto site. Also, a detailed development appraisal should be provided by a building surveyor or quantity surveyor.

I have undertaken an informal development appraisal using the BCIS index of build costs which is published by the RICS, and by applying this data to a development appraisal spreadsheet. My informal opinion, based on this appraisal as well as my knowledge of the local development market, is that this scheme is not currently financially viable if the land is to be purchased at an open market price and the usual developer's profit is to be taken. Despite strong demand and rising rents and values, there has not been a

speculative development of small industrial units in the Exeter area since 2007 owing to rises in build costs which have outpaced rises in values over that period.

2.5 Marketing recommendations

Units can be marketed as soon as detailed planning consent has been granted and a timescale for construction has been set, with a view to agreeing pre-lets or pre-sales as soon as possible. In reality however, it will probably prove difficult to achieve sales or lettings until groundworks have been completed.

The scheme can be marketed by means of a fairly standard suite of initiatives, to include:

- A site board which can be erected before construction begins and which would be periodically updated to reflect availability.
- Marketing particulars on your agent's generic template, or a bespoke brochure designed by a marketing agency. The particulars/brochure need not be professionally printed as it will mainly be distributed electronically.
- Internet marketing: advertising on selected commercial property portals as well as on the agent's own website and on the Exeter & Heart of Devon directory.
- Mailouts: your agent should mail details to their enquiries lists as well as to local and regional commercial agents.
- Press releases: a scheme such as this ought to generate interest in the local community, and news articles in local papers and commercial property websites are a free way to boost awareness.
- Social media: your agent should post articles on LinkedIn and other selected online media.

Should you wish to appoint Stratton Creber Commercial in the marketing of the scheme, we will be pleased to confirm fees and costs for the above marketing initiatives.

3. Community centre

I provide below an appraisal of the proposed development, dealing in turn with the target occupier market, rental values and marketing recommendations.

3.1 Target occupier market

For the purposes of this report, I assume that the planning consent which will be sought will be an open use within Use Class D1 (non-residential institutions), which includes medical and health services, creches/day nurseries, museums, public halls, libraries/art galleries, exhibition halls, non-residential education and training centres and places of worship, as well as Use Class D2 (assembly and leisure), which includes concert halls, sport halls, bingo halls and other sports and leisure uses. I also assume that the Parish Council has no objection of any uses within these classes.

I believe that by far the greatest level of demand can be anticipated from the childcare sector, both for use as a nursery and also as a special needs school. Both uses are in strong demand, and requirements are generally difficult to satisfy owing to their preference for self-contained premises with secure off-road pick-up and drop-off, on-site parking and landscaped areas for outdoor play. There are active requirements for nurseries in the Clyst Honiton area owing to its proximity to emerging employment centres at Skypark, Science Park and surrounding areas as well as to Cranbrook, and the ease of access to the main road network. Special schools are generally less focused on a specific area, but a number of active requirements exist and Clyst Honiton would appear to suit most of them.

I am currently marketing offices in the Old School in Clyst Honiton, and in addition to office enquiries, I have spoken with a number of childcare providers who would have been very interested, subject to planning, had the whole site been available.

I have recently marketed halls in Exeter, one of which was taken by a childcare business and another by a dance studio. Interest was also received from various sports and fitness clubs and personal trainers, a model railway club, a religious organization and other childcare operators, and a social club for children with special needs. This provides an indication of the kind of occupiers who may express interest in renting a community hall in this location.

You have asked for comment on the possibility that a tenant may be willing to rent the whole of the community centre, but reserving 2-3 rooms plus kitchenette for community use. In general, I do not think the additional outgoings and risk would deter the majority of tenants, although some childcare operators may be deterred by the fact that the site would no longer be self-contained. Further consideration is required in order to assess whether the community areas could be made entirely self-contained (which requires separate WCs).

I would also ask you to consider whether the Parish Council would be willing to rent these community rooms back by way of a sublease, or whether you would expect the tenant of the whole building to run this space and its bookings on a day-to-day basis. The potential income is unlikely to make this option sufficiently attractive to tenants to offset the risk and time outlay involved in hiring out this space on an hourly or daily basis.

3.2 Rental values

Given that many community uses are not fully market-led but variously funded by charitable donations, membership fees, government subsidies etc, the various uses within Use Classes D1 and D2 (listed in 3.1 above) show a wide variety of rental values. Sport/fitness and childcare/educational uses generally pay market rents when renting office or industrial space, while private clubs, charities and social welfare organisations may be unable to do so. Therefore, the rental value of the community centre will depend to a large extent on the Parish Council's preferred uses.

Evidence for childcare uses in the area includes the following:

- Nursery at SSE Building, Heron Road, Sowton Industrial Estate – former crèche unit, self-contained, in office and industrial building. Allocated parking spaces and drop-off. Previously vacant for 17 years and in need of complete renovation. Let to Puffins in January 2019 on a 10-year full repairing lease, 5-year review and break, rent £18,500 equates to £11.00 per sq.ft ignoring rent-free.
- Echoes Childcare at Old Broadclyst Station – former Hungry Fox pub, converted to childcare use around 10 years ago and let to Echoes Childcare along with garden area and large car park. 3,843 sq.ft. Rent reviewed in May 2018 to £55,000, which equates to £14.31 per sq.ft.
- 1a Pinbrook Industrial Estate – detached office building on ground and first floors, 1,177 sq.ft with parking for 5 cars. Let in April 2018 to ACE Schools Multi-Academy Trust for school use, 2-year full repairing lease at £13,000, equating to £11.05 per sq.ft.
- Hope Hall, Wonford, Exeter – detached early 20th Century church hall comprising main hall plus small lower ground floor and gallery. 1,080 sq.ft excluding gallery. No parking. Let in April 2018 to Nanny Bears Childcare on a 5-year lease on internal repairing terms, 3-year break option, rent £7,750 per annum equates to £6.56 per sq.ft (basement at half rate).

In respect of the rents which are paid by leisure and fitness operators, I would comment that the recent deals of which I am aware have shown rents ranging from around £8.00 per sq.ft to around £12.50 per sq.ft. The variation in the rents is a factor of size, location and the nature of the space, which in some cases was of an office specification and elsewhere was more industrial or a former church hall.

Rental evidence in respect of former church halls is sparse and generally shows lower rents than the above range. Given that the proposed community centre is a new development, I would disregard such evidence. Of greater relevance is the Younghayes Centre at Cranbrook, in respect of which I gave rental advice in December 2018 to Cranbrook Town Council. You may wish to enquire as to what rents have since been achieved.

Taking all of the above into consideration, I consider the rental value of the proposed new-build community centre for childcare use to be in the region of £13.50 per square foot. Based on a Gross Internal Area of 4,321 sq.ft, and taking a 15% deduction to convert to a Net Internal Area (making 3,673 sq.ft), this makes a rental value of £50,000 per annum.

I consider childcare uses to represent the highest rental value of any uses within Use Classes D1 and D2, and also the use which is most likely to be willing and able to rent the property as a whole.

3.3 Marketing recommendations

Assuming that you wish to market the property as a whole, and for open D1 and D2 uses, I believe that the marketing of this property will be relatively straightforward. In addition to the standard suite of marketing initiatives outlined in Section 2.5 above, your agent should carry out targeted mailouts to local and national operators in the childcare sector, including operators of day nurseries and special needs schools.

The community interest in such a scheme can be expected to be high, and additional marketing should be undertaken through local communication such as parish and church magazines and notice boards.

Marketing should commence as soon as detailed planning consent is obtained. It may be that a prospective tenant would like to see changes to the build specification, and consideration can be given to such amendments based on the merits of the tenant and the terms they offer.

I trust this provides the information you require at this stage, but please let me know if you would like further comment.

Yours sincerely,

A handwritten signature in black ink that reads "Jonathan Ling".

JONATHAN LING BA (Hons) MSc MRICS
Director, Stratton Creber Commercial