



Planning Policy Team
East Devon District Council

13 January 2023

East Devon District Council Draft Local Plan – Comments of Bishops Clyst Parish Council

I herewith submit the comments of Bishops Clyst Parish Council on the East Devon District Council Draft Local Plan.

Local facilities in Clyst St Mary are limited. The village is only served by a half hourly bus service to Exeter or Sidmouth/Honiton. We have no Doctor's surgery. Residents must use surgeries at Pinhoe, Topsham and Woodbury, none of which are easily reachable by public transport.

In 2018 the Greenspire development added 80 houses to the existing 350 in the Built Up Area Boundary (BUAB), a 23% increase. Plans have been approved for a further 38 houses and 40 apartments, another 18% increase. In the Local Plan draft we are being asked to take a further increase of 17.7 -25.1%, one of the largest allocations. We don't see 25% increase as a fair proportion of the overall target for our community.

Because of the traffic congestion at peak times we suffer from rat running through the village to avoid queues at the A376 roundabout and also from traffic using the back lanes from the A30 and Exeter Airport which exits through the village. This causes delays, congestion and safety issues in the village centre around the shop, school and pub. Many of the listed sites, including Sowt 09, would gain access through this area, making the current situation far worse.

We have major recurring problems with sewage flooding, involving raw sewage running through the streets in the lower part of the village and also surcharging toilets of low lying houses. South West Water has so far been unable to resolve this problem and we are concerned that a solution must be found before there is any further development in the River Clyst catchment.

We are in the process of reviewing our Neighbourhood Plan. We have had a Site Options and Assessment Report prepared by AECOM for sites identified by developers. We have consulted residents on the site options and produced a Residential Site Consultation Report September 2022. Following consideration of these reports Bishops Clyst PC has selected site Sowt03 and part Sowt11A as our preferred sites. We hope that the Local Plan consultation process will retain the flexibility to reflect our findings in the final site allocations.

We do not consider any of the options for the proposed new settlement to be acceptable. As set out above, this is an area with serious traffic congestion problems and none of the sites could offer adequate public transport links. We do not consider that further major development so close to Cranbrook and Exeter is viable or sustainable or sensible.

Without prejudice to this position, we are very concerned that the preferred option for the new settlement includes an area of woodland at Cat's Copse which is covered by Policy BiCo2 in our existing Neighbourhood Plan and on which development will be resisted. There are considerable flooding issues associated with the Cat & Fiddle area, we would require assurances that protection against flooding of this area would be included in any proposals. The existing access from Cat & Fiddle to Clyst St Mary village, along the A3052, is poor and we would request that additional routes for walking and cycling are developed to improve connectivity in the parish.

Yours faithfully

Karan Bennett
Clerk & Responsible Financial Officer
Bishops Clyst Parish Council

Chair: Mr RW Hatton