



Workshop Report

Bishops Clyst Neighbourhood Plan



24 January 2015

Bishops Clyst NP Workshop Report
*including draft proposals for the 'planning framework' for
the Bishops Clyst Neighbourhood Plan (pages 9-12)*

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January 2015



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Introduction

Background

The Bishops Clyst Neighbourhood Plan is being developed by a Neighbourhood Plan Steering Group, made up of representatives from the local community with members of Bishops Clyst Parish Council. The Steering Group has been following a sequential planning process and timetable set out in an approved Project Plan, which is summarised in the diagram below.

Bishops Clyst Neighbourhood Plan Project Plan (June 2014 version)																				
Key Stages:	2014							2015												
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Getting Started	■	C1																		
Identify Issues & Opportunities		■	■	■	C2	C2	■													
Vision & Objectives								■	C3	C3	■									
Generate Options												■	■	■						
Prepare Draft Plan														■	■	■	■			
Consultation & Submission																	C4	C4	■	
Independent Examination																				
Referendum & Adoption																				

Consultation Stages:

- C2 – community test of opinions and interpretations
- C3 – consult on draft vision & objectives of the Neighbourhood Plan
- C4 – consult on draft Neighbourhood Plan

Evidence reports, providing a summary of the both strategic context and local evidence base for the Neighbourhood Plan, have been prepared by the Steering Group and are being made public via the neighbourhood plan website. The findings of the evidence reports were strongly influenced by the Bishops Clyst Parish Plan, which was last up-dated in 2012.

It has been decided by the Steering Group that the reaction and response from the community should play a significant role in each stage of neighbourhood plan preparation. A Community Survey was carried in October/November 2014 to provide additional information and opinion.

A Workshop, to evaluate all that has been found and said to date, was set for the 24 January 2015, at the Village Hall, Clyst St Mary.

The Purposes of this Report

This report seeks to serve several purposes:

- To provide details of the context in which the Workshop was held
- To explain how the Workshop was conceived and run
- To present the outputs from the Workshop
- To provide further analysis and refinement of the Workshop's outputs
- To make recommendations regarding the Bishops Clyst Neighbourhood Plan's Vision, Aims and Objectives
- Provide advice on significant matters arising from the Workshop, which follow the formulation of a draft vision and objectives

Placing the Workshop in Context

National Planning System

We have a hierarchical national planning system. At the top of the hierarchy is the National Planning Policy Framework (the NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Each local planning authority is asked to produce a Local Plan for its area. Local Plans form the next tier in the planning policy hierarchy. Local Plans must be consistent with the principles and policies set out in the NPPF. The Government expects Local Plans to address the spatial implications of economic, social and environmental change across its area. Local Plans are expected to set out the opportunities for development in that area, together with clear policies on what will or will not be permitted and where. Local planning authorities are expected to set out the strategic priorities for their areas e.g. strategic policies to deliver the homes and jobs needed in the area. East Devon DC is producing a draft Local Plan, to be adopted in 2015, it is hoped. Neighbourhood plans are the third, and very important local, tier in the planning policy hierarchy. They are not mandatory but, they provide an opportunity to develop and write local planning policies for their own area.

Planning Hierarchy		
Scope	Document	Purpose
National Policy	National Planning Policy Framework	<i>.. sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.¹</i>
District-wide Strategic Policy	East Devon Local Plan	<i>The Local Plan sets out the main planning approach and policies for East Devon that will help to manage development over the next 15-20 years. It is currently under review.</i>
Neighbourhood Policies	Bishops Clyst Neighbourhood Plan	<i>A neighbourhood plan is a community-led framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving an area or allocation of key sites for specific development.²</i>

Scope and Content of a Neighbourhood Plan

A Neighbourhood Plan is a planning document which will guide the future development of the local area. That means it is about the use and development of land and associated social, economic and environmental issues. Neighbourhood Plans cannot deal with non-planning matters.

The legislation does not prescribe what the scope and content a neighbourhood plan should have. A plan can be comprehensive or focused on one or two issues only. It can be detailed, or simply set general principles to guide new development. This will depend on the wishes of the local community. It will also be influenced by the scope of existing policy in the Local Plan.

The Steering Group has spent much time exploring the issues and opportunities facing the communities of the Bishops Clyst area today and into the future. It has carried out consultations with those who live in the area and invited contributions from the business community, local voluntary and community groups, those bodies and agencies that provide services within the neighbourhood area and those that are regarded as 'stakeholders'³.

¹ National Planning Policy Framework, HM Government 2012

² Neighbourhood Plans Roadmap Guide, Locality, 2012

³ Stakeholders = a person, group or organisation likely to be affected by the neighbourhood plan

The next stage in the neighbourhood planning process is to consider the possible content of the Plan. The advice offered by Locality, the Government's sponsored support service for neighbourhood planning, is that the Plan could include:

Vision and Aims

"The Neighbourhood Plan can set out the community's overall vision for the area and should include overall aims for its future development. These can relate to a wide range of planning and regeneration matters – social, economic and environmental. The vision and aims of the plan can then be translated into detailed policies, guidance and proposals."

Planning Policies

"A Neighbourhood Plan, once made, will form part of the statutory local development plan for the area and can contain policies against which development proposals will be considered."

Planning applications will be determined in accordance with the Neighbourhood Plan's policies unless material considerations indicate otherwise policies should provide a clear indication of how a decision maker should react to a development proposal. It helps if they have supporting text that explains the intention behind the policy."

Planning Guidance

"The policies in the plan could be supplemented if necessary by more detailed guidance (e.g. guidance on the design and layout of housing development). This would be helpful in interpreting the policies of the plan."

Site Allocations

"The Neighbourhood Plan may earmark key sites for specific kinds of development, such as housing, retail, employment or mixed use."

Community Proposals

"Regeneration or enhancement proposals relating to the use and development of land could be included in the plan. For example, it could include policies around improving key public spaces, pedestrian links or providing new community facilities, such as a community centre. Careful thought would need to be given to how such works could be delivered within the plan lifetime."⁴

The Steering Group agreed to accept the advice offered and endeavour to set aims and objectives for the Bishops Clyst Neighbourhood Plan within the context of an overall vision. A Workshop was considered to be the best method by which a set of draft aims and objectives could be prepared and a vision derived. In agreeing to a Workshop taking place, the Steering Group was also mindful of Locality's advice on setting aims:

"In setting aims for the plan, it is vital to consider both aspiration and reality for how the area should be in say 15 years' time (or whatever the period of the plan is), and the likely social, environmental and physical trends on the area over that period."

Based on the evidence, consultation feedback and knowledge of the area, a useful approach may be to consider what the neighbourhood's USP (unique selling point) is. This is about identifying those factors that make the area distinctive, attractive and a desirable place to live and work in. Assessment can also be made of the neighbourhood's unrealised potential, such as vacant historic or community buildings, which could be regenerated."

Aims may be designed to address the area's weaknesses, build on its strengths and deal with any other issues identified. A plan could also have an overall vision, if this is thought to be helpful. The vision and aims should be as clear and concise as possible as they will inform the more detailed parts of the plan."

Once the vision and aims have been developed, they should be publicised and subjected to further consultation."

⁴ Neighbourhood Plans Roadmap Guide, Locality, 2012

The Workshop - Methodology and Outputs

Preliminaries

It was agreed by the Steering Group that:

- The Workshop should be held in January 2015 so as to be ready to consult again with the community at large again in the early spring of 2015
- All members of the Steering Group should try to attend and Parish Council members would be invited
- Paul Weston (consultant), would prepare a detailed methodology and timetable for the Workshop based on tried and tested practices.

After exploring people's availability the Workshop was set for the morning of Saturday 24th January 2015. It was booked to take place in the Village Hall at Clyst St Mary. The programme and the list of attendees are set out in appendices 1 and 2 to this report. Bishops Clyst Parish Council kindly agreed to provide the refreshments and members of the Steering Group provided the required technical equipment.

Those that agreed to take part in the Workshop were advised in advance about the format of the Workshop and the timetable. They were sent a list of key themes and messages that had been derived from the evidence base and community consultations to peruse in advance. They were also notified of the topics they would be asked to 'major' on, and encouraged to familiarise themselves with the key messages, issues and opportunities for those topics that had been identified through the neighbourhood planning process so far.

The Workshop and its Outputs

The Workshop was carried out in two sessions within the same morning. Session 1 explored the potential aims of the Bishops Clyst Neighbourhood Plan; session 2 considered what objectives ought to be set in the Neighbourhood Plan in order to help achieve the aims between now and 2030.

Session 1 – the Aims of the Plan

Divided into three work groups, participants were asked: *"What key aims do you think ought to be encapsulated in a vision statement for Bishops Clyst 2030?"* The three work groups had three different topics each to focus upon. The brief to them was to use the emerging themes and key messages in particular to write a set of aims for the Bishops Clyst Neighbourhood Plan. It was suggested that they should endeavour to write at least two but probably not more than five aims per topic. Each work groups was given the opportunity to scrutinise and suggest revisions to the product of the other groups. The draft aims generated from the Workshop, as they were written and then amended, are listed in appendix 4.

Session 2 – the Objectives of the Plan

Staying in the same three groups, participants were asked to develop a set of draft objectives. They were told that *"objectives are the methods by which we plan to achieve our aims and realise our Vision"*. Each group was given 40 minutes to produce as many draft objectives as they wished for their own topics before having a further 20 minutes to add objectives to the aims of the other groups' topics. The draft objectives generated by the Workshop, as they were written, are also listed in appendix 4.

Post-Workshop Analysis

Outputs

Having transcribed everything that was written down on sheets and 'post-its' at the Bishops Clyst Workshop and spent some times reflecting on what occurred, here are my observations:

- The key messages inherited from the evidence base and consultations were given due regard
- The outputs are many and broad in scope i.e. they are not few or narrow and do not portray a particular bias or agenda
- There is much to analyse
- Two or three topics do dominate but...
- A narrow focus for the neighbourhood plan may not be appropriate
- There are a few matters that may need to be addressed in other community-based strategies and plans, outside of the Neighbourhood Plan

Workshop Dynamics and Delivery

I feel it is appropriate also to record the following observations:

- I was much encouraged by the positive way people took part in the Workshop
- Everyone present appeared to participate with enthusiasm and stuck to the 'rules'
- The groupings worked very well
- Everyone seemed to contribute
- The Workshop's outputs were of good quality and should prove to be of good value as we move forward



*Pictures from a Workshop
Clyst St Mary Village Hall
24 January 2015*



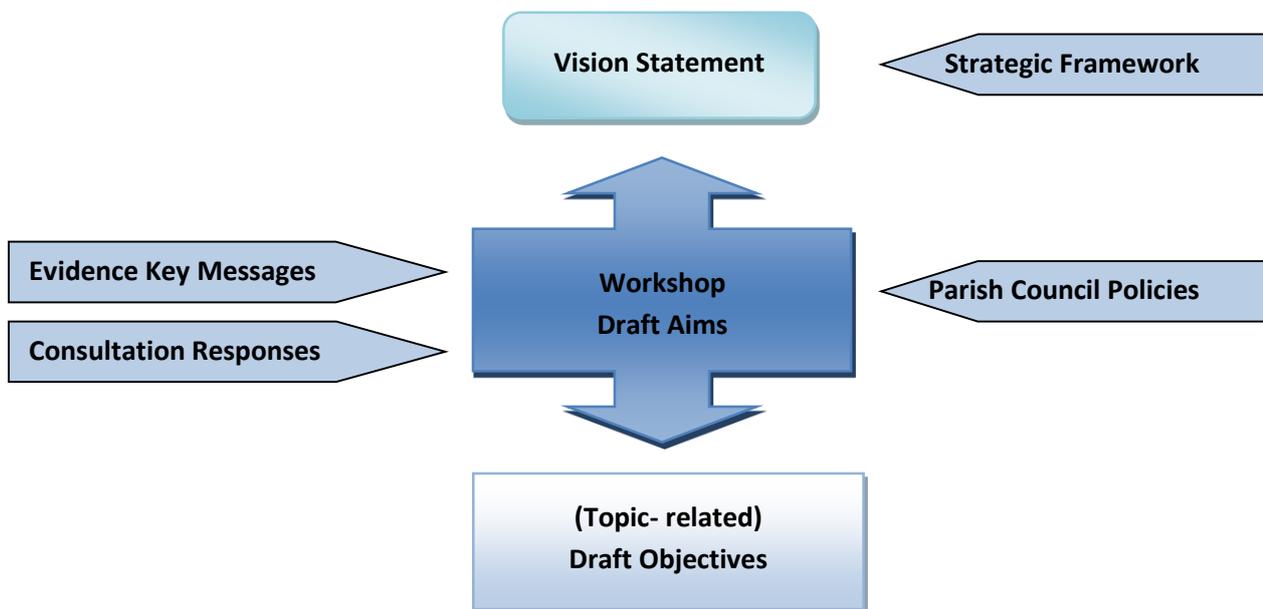
Translating the Workshop Outputs into a Draft Vision

Potential Formats for the Draft Vision

The Government's view is that through their neighbourhood plan, communities will be able to establish general planning policies for the development and use of land in their neighbourhood. They will be able to say, for example, where new homes and offices should be built, and what they should look like; as long as the neighbourhood plan is in general conformity with the strategic policies of the Local Plan.

The Bishops Clyst Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan for East Devon. In order to comply with the NPPF, the Bishops Clyst Neighbourhood Plan should plan positively to support the strategic allocations of the East Devon Local Plan, whatever they may be.

The Government considers that a neighbourhood plan should set out a vision for the future of the neighbourhood in question. That vision can be detailed, or it can be general, depending on what the community in question wants. The purpose of the Workshop was to help move towards an agreed overall vision for the Parish of Bishops Clyst. It was hoped that a draft vision could be structured around the eight topics, which could then be used as the basis of further public consultation on the matters that ought to be addressed so as to realise this vision.



My purpose, post-Workshop, has been to consider how the outputs from the Workshop can be translated into a short document, or manifesto, and clear statements fit for the purposes of community consultation. The consultation exercise, which is planned to take place in early March 2015, can then be used to elicit reaction and views not only on the issues and aims, but also on how best to describe or convey the vision for Bishops Clyst in the Neighbourhood Plan; e.g. in prose, by a diagram or in an illustration etc.

Topics, Themes and Vision

To arrive at the vision for the Bishops Clyst area, the starting point is the draft aims generated at the Workshop. These have been edited and refined, post-workshop, largely to avoid repetition and omission.

The resultant, revised, set of draft aims for the Neighbourhood Plan is presented on pages 9-12 as part of a proposed neighbourhood planning framework for the Bishops Clyst Neighbourhood Plan that would comprise an overall vision, with topic themes, aims and objectives.

To help move towards an agreed overall vision for Bishops Clyst, a theme for each topic has been derived from the draft aims. The themes set out below, are intended to capture your preferred ‘direction of travel’ and make a statement of intent for each of the topic areas.

Bishops Clyst, a community intent on.....	
Topic	Proposed Themes:
Natural Environment	<i>Living in harmony with the natural environment</i>
Built Environment	<i>Keeping the area’s character intact</i>
Housing	<i>Growing gradually and sustainably</i>
Community Facilities and Services	<i>Delivering essential services locally</i>
Business and Jobs	<i>Helping local businesses to thrive</i>
Traffic and Parking	<i>Considerably reducing the impact of the private motor vehicle</i>
Cycleways and Footpaths	<i>Getting around more easily on foot and cycle</i>
Sports and Recreation	<i>Being a healthy and active community</i>

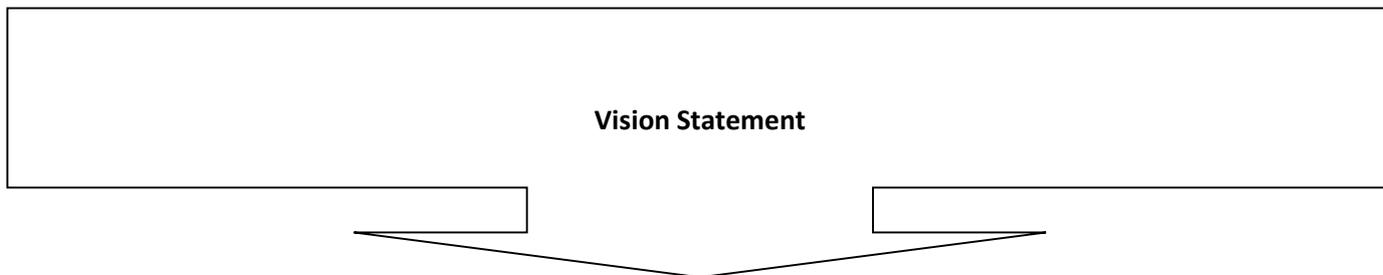
The proposed themes considered together could be used as the basis on which an overall vision statement can be drafted if it is thought necessary. No doubt members of the Steering Group will have their own views as to whether a single statement is necessary and preferences for what it might say. For this reason I am not making a recommendation on the vision statement and I have left the appropriate panel blank on the following page.

Draft Objectives

To further develop the outputs from the Workshop and advance the neighbourhood planning process, the draft objectives (see appendix 4) have also been assessed, refined and included in the ‘tables’ that follow.

On the pages following is a set of topic-based statements which the Neighbourhood Plan Steering Group may choose to amend, add to and/or adopt for the purposes consultation with the community at large. Together they seek to present a coherent and justified planning framework for the Bishops Clyst Neighbourhood Plan.

It should be noted that the objectives are the aspect of this framework that is perhaps least developed and should be most open to revision. Indeed an important purpose of the next consultation should be to get the public and other consultees to propose additional objectives, that would help meet the aims and realise the vision, for you to consider adopting. It is the adopted objectives that will determine the content of the Neighbourhood Plan and inform the detail of the policies within the Plan.



Topic	Natural Environment		
	Theme	<i>Living in harmony with the natural environment</i>	
	Aims	<ul style="list-style-type: none"> • Protect and maintain our unique natural environment and diverse habitats • Adequately prepare to prevent flooding • Maintain and enhance the rurality of the Parish 	
		Objectives	<ul style="list-style-type: none"> • Update survey of habitats • Biodiversity management plan • Protect agricultural land • Protect old trees • Improve river management to reduce impact of flooding in the Clyst Valley • Monitor up-stream developments • Improve standards of flood protection for built up area • Improve surface water drainage to prevent flooding on village streets • Improve drainage to prevent flooding at the bottom of Winslade Park Avenue • Plant more trees • Resist development in the countryside

Topic	Built Environment		
	Theme	<i>Keeping the area's character intact</i>	
	Aims	<ul style="list-style-type: none"> • Protect our heritage and the historic character of our villages • Determine the limits of development • Reinforce the links between the settlement areas in the Parish 	
		Objectives	<ul style="list-style-type: none"> • Protect historic buildings and character of villages • Prevent inappropriate development • Influence planning and design of new developments • Identify areas suitable for development • Limit development to designated development land • Ensure development is sustainable • Improve synergy between different parts of the Parish

Topic	Housing	
Theme	<i>Growing gradually and sustainably</i>	
Aims	<ul style="list-style-type: none"> • Controlled slow growth in number of dwellings • Prioritise housing that is affordable to local people • Ensure new housing development is sustainable and in keeping with its surroundings 	
Objectives	<ul style="list-style-type: none"> • <i>Agree a short and long-term housing strategy</i> • <i>Encourage community housing initiatives</i> • <i>Provide design guidance and sustainability standards for new development</i> • <i>Ensure adequate off-street parking provision for new development by setting minimum requirements</i> • <i>Consider need for garden space with new properties</i> 	

Topic	Community Facilities and Services	
Theme	<i>Delivering essential services locally</i>	
Aims	<ul style="list-style-type: none"> • Protect and enhance local facilities and services to ensure they continue to meet local needs • Ensure new facilities and services can be accommodated • Improve access and accessibility to local facilities and services 	
Objectives	<ul style="list-style-type: none"> • <i>Support exiting facilities and establishments</i> • <i>Encourage local drama and arts activity</i> • <i>Support school development or expansion to cater for increased population and ensure sufficient places for all local children</i> • <i>Identify land for school development or expansion</i> • <i>Enable health services to be delivered locally</i> • <i>Support provision of local social club</i> • <i>Improve parking facilities</i> • <i>High speed broadband across the whole Parish</i> 	

Topic	Business & Jobs	
Theme	<i>Helping local businesses to thrive</i>	
Aims	<ul style="list-style-type: none"> • Support existing businesses including farming • Protect existing business and commercial sites and premises • Restrict new business development to suitable locations and sites 	
Objectives	<ul style="list-style-type: none"> • <i>Encourage formation of local business forum</i> • <i>Support diversification of farm building where necessary for survival of existing farm business</i> • <i>Improve communication network to highest standard possible</i> • <i>Resist conversion of commercial sites and premises to residential use unless it brings substantial community benefits</i> • <i>Direct new business to existing business parks or brownfield sites</i> • <i>Resist development on agricultural land</i> 	

Topic	Traffic and Parking		
	Theme	<i>Considerably reducing the impact of the private motor vehicle</i>	
	Aims	<ul style="list-style-type: none"> • Improve public and community transport links and services • Improve parking in the Parish for local people • Improve traffic flows in the Parish • Improve road safety 	
		Objectives	<ul style="list-style-type: none"> • <i>Public transport links to Topsham</i> • <i>Local bus stop on 58 route</i> • <i>Promote community transport initiatives</i> • <i>Provide more off-street parking</i> • <i>Explore resident parking scheme</i> • <i>Investigate use of traffic lights at A376/A3052 roundabout</i> • <i>Investigate one-way system in village and associate traffic management</i> • <i>Reduce 'rat-running'</i> • <i>Review speed limits on major roads</i> • <i>Improve pedestrian crossings on major roads</i> • <i>Provide pavements in built-up area where none exist at present</i> • <i>Provide a safety barrier at White Lodge</i> • <i>Widen the pavement between Cat & Fiddle and the village to mobility standard</i>

Topic	Cycleways and Footpaths		
	Theme	<i>Getting around more easily on foot and cycle</i>	
	Aims	<ul style="list-style-type: none"> • Increase network of footpaths and safe cycleways • Improve public access to the countryside 	
		Objectives	<ul style="list-style-type: none"> • <i>Create traffic free linkages between the Parish and nearby settlements</i> • <i>Link local cycleways to national area and national network</i> • <i>create new footpaths</i> • <i>Improve and maintain existing footpaths</i> • <i>Improve signage and accessibility</i>

Topic	Sports and Recreation	
	Theme	<i>Being a healthy and active community</i>
	Aims	<ul style="list-style-type: none"> • Maintain and improve existing recreation facilities • Provide additional community spaces for recreation • Increase sporting options for all • Encourage healthy lifestyles
	Objectives	<ul style="list-style-type: none"> • Protect and enhance existing community spaces and current facilities • Retain existing recreational grounds at Friends Life • Develop new facilities to meet demands • Provide community spaces within new housing developments • Assist disabled people to access sport locally • Encourage development of sports clubs • Provide for a wide range of outdoor and indoor sports • Encourage use of village halls for recreation and fitness for all ages • Support healthy leisure activities

Significant Matters Arising from the Workshop

Scope and Content of the Neighbourhood Plan

The Workshop has confirmed and demonstrated that the Bishops Clyst Neighbourhood Plan may need to be broad in scope. The range of matters raised as issues by local people may necessitate neighbourhood planning policies to cover most, if not all, of the topic areas.

Writing Policies

Neighbourhood plan policies can be drafted once the vision and objectives and the overall strategy approach has been consulted upon and a general consensus has emerged. Whether a policy is required will be subject to a number of tests, which will determine its need and value.

The answer should be 'yes' to each of these questions:

1. Is it in general conformity with the strategic policies of the *adopted* development plan (and is it broadly in line with the emerging policies of any new Local Plan)?
2. Is it needed? i.e.
 - i. Does it 'add value' to existing policy (NPPF, NPPG and adopted/saved policies and emerging Local Plan)?
 - ii. Does it add local specificity or more detail existing policy (NPPF, NPPG and adopted / saved policies and emerging Local Plan)?
2. Is it supported by up-to-date evidence (written policy/guidance and local consultation)?
3. Is it set out in a positive and permissive way (i.e. written to be in line with the NPPF's presumption in favour of sustainable development)?
4. Does it 'do' anything?
5. Is its terminology clearly defined and unambiguous?
6. Can it be used to deliver the intended strategy and/or by the local planning authority when considering and determining planning applications?
7. Does the policy 'read across' to/fit with others in the plan (and not contradict other policies and the overall strategy of the plan)?
8. Is the policy credible, justifiable and achievable?

Next Stage of Consultation

The Steering Group is committed to going back to the community at large to consult on the vision, aims and objectives of the Plan. Doing so via a 2 or 3 day drop-in event in February/March 2015 will enable the Steering Group to share and test its interpretation and conclusions to date, before plan-making and policy writing commences. It is suggested that the purpose of the next stage of community consultation should be to:

- report back on response and conclusions from the recent Community Survey
- share a draft vision, draft aims and objectives for the Bishops Clyst Neighbourhood Plan
- set out the likely themes and priorities for neighbourhood planning policies
- encourage reaction/endorsement of the draft vision, themes etc.
- invite suggestions for further objectives and specific planning policies to be considered
- encourage community action and enterprise to realise the vision

Aside from the consultation event itself, members should consider how they can also use local newsletters and the various forms of social media to perform to assist ensure the community at large can have the opportunity to consider and respond to what has been done so far.

Appendices

Appendix 1 - Programme for the Workshop

Bishops Clyst NP Workshop – 24 January 2015			
Welcome & Coffee	9.15	9.30	
Overview of the Workshop	9.30	9.35	What we hope to achieve today
Introduction	9.35	9.50	Where this workshop fits in What's been done so far and how we can use it to move forward
Work Session 1	9.50	10.45	Developing a common agenda – interpret what we know and been told into a set of aims
Feedback	10.45	11.00	Report back from the groups
Refreshment Break	11.00	11.15	
Setting up Stage 2	11.15	11.25	
Work Session 2	11.25	12.15	What needs to happen? - turning the aims into a set of objectives
Feedback	12.15	12.30	Report back from the groups
Review & Next Steps	12.30	12.45	What we've achieved & what happens next
Thanks	12.45	12.50	

Appendix 2 – Workshop Attendance List

Attendees - Bishops Clyst Workshop 24 January 2015				
	Residence	SG	PC	Significant Involvement
Alan Cotterill	Winslade Park		✓	
Bob Palmer	Clyst St Mary	✓		
Carole Trim	Winslade Park	✓		CSM Sports & Recreation Club
Colin Trudgeon	Winslade Park			
Gaeron Kayley	Winslade Park			Save Clyst St Mary Campaign
Jackie Grainger	Clyst St Mary	✓		Flood Action Group
Mike Fernbank	Sowton	✓	✓	Sowton Church & Village Hall, CSM Sports & Recreation Club
Mike Howe	Winslade Park			EDDC Councillor, Village Shop, Clyst Valley FC
Mike Norman	Clyst St Mary		✓	Village Hall, Flood Action Group
Peter Cain	Winslade Park			Clyst Valley FC, CSM Sports & Recreation Club
Rob Hatton	Winslade Park	✓	✓	Village Hall, CSM Church, Primary School
Roger Taylor	Winslade Park	✓		CSM Church



Appendix 3 - Summary of Previous Consultation Responses and Worksheet Template

Bishops Clyst Messages

Natural Environment	
Themes from Local Evidence Report	Messages from the Community Survey
<ul style="list-style-type: none"> • Protect our remaining natural landscape • Prevent flooding • Maintain and increase local bio-diversity • Help keep our farms viable • Identify areas that need designating and protecting 	<ul style="list-style-type: none"> • We should protect and enhance the local countryside and ecology • We should minimise flood risks
Housing and the Built Environment	
Themes from Local Evidence Report	Messages from the Community Survey
<ul style="list-style-type: none"> • Determine how much development we want • Protect and enhance our heritage and historic assets • Control development • Resist unwanted development • Consider a local design guide or design standards • Consider what types of development are needed and acceptable • Understand how developers view the Parish • Establish infrastructure needs • Encourage the use of renewable energy • Understand local housing need • Consider setting standards of 'sustainability' for new developments • Make the housing stock more flexible and 'sustainable' • Determine where new housing be developed • Decide how much new housing is acceptable over the next 15 years 	<ul style="list-style-type: none"> • Limited further growth may be acceptable • Development at Winslade Park and Clyst House is preferred • Some housing development on the Friends Life site is acceptable • Affordable homes for sale are preferred
Business and Jobs	
Themes from Local Evidence Report	Messages from the Community Survey
<ul style="list-style-type: none"> • Help local businesses remain viable • Forge stronger links with local businesses • Assist home-working • Understand local employment needs • Explore what type of new business development is acceptable 	<ul style="list-style-type: none"> • We should protect existing business space from conversion • Any new business/commercial development should take place away from residential areas
Traffic and Parking	
Themes from Local Evidence Report	Messages from the Community Survey
<ul style="list-style-type: none"> • Reduce the impact of the motor vehicle • Consider speed limit being extended from Westpoint to Cat and Fiddle • Consider whether more traffic management schemes are needed • Improve road safety • Improve parking • Improve links between Sowton and the rest of the Parish 	<ul style="list-style-type: none"> • Traffic is a major nuisance and safety hazard • More traffic management and control is required • It may be acceptable for the village street at Clyst St Mary to become one-way for part of its length • Better arrangements and more off-street parking in Clyst St Mary are required • Bus stops near Winslade Park would be welcomed

	•
Cycleways and Footpaths	
Themes from Local Evidence Report	Messages from the Community Survey
<ul style="list-style-type: none"> • Encourage non-car travel • Extend the footpath network • Provide more footpaths and traffic-free cycle routes 	<ul style="list-style-type: none"> • A better network of paths and cycleways is needed
Community Facilities and Services	
Themes from Local Evidence Report	Messages from the Community Survey
<ul style="list-style-type: none"> • Consider what facilities will be needed in future • Consider space requirements for community use and activities • Help the local primary school to develop • Support local service providers 	<ul style="list-style-type: none"> • Current community facilities are important and should be retained
Youth Sports and Recreation	
Themes from Local Evidence Report	Messages from the Community Survey
<ul style="list-style-type: none"> • Identify what young people want • Look after the community spaces we have • Understand the demand for further recreation facilities and opportunities • Provide more public spaces • Increase the sense of community • Secure the long-term community use of the grounds of Winslade House 	<ul style="list-style-type: none"> • Additional local recreation facilities and opportunities are wanted • Youth facilities are required • Recreational areas at Winslade House should be retained and enhanced

**Bishops Clyst NP Workshop 24 January 2015
Group/Topic Transcriptions**

Natural Environment	
Draft Aims	Draft Objectives
Protect, enhance and maintain the unique natural environment and diverse habitats	Update survey of habitats Biodiversity action plan – wildlife sites, green corridor (Clyst Valley) Protect agricultural land around the village Protect old trees around the village
Recognise flooding is part of our natural environment and that properties should be protected to an adequate level	Improve river management to reduce impact of flooding in the Clyst Valley Monitor effects of up-stream developments e.g. Cranbrook on Clyst St Mary and Sowton Improve surface water drainage to prevent flooding on village streets Press for improved standard of flood protection for built up areas Improve drainage to prevent flooding at the bottom of Winslade Park Avenue
More landscaping	Plant more trees

Built Environment	
Draft Aims	Draft Objectives
Maintain character of the heart of the village	Identify character of villages Influence planning and design of new developments
Landscaping – open spaces and create sports facilities	Seek to improve landscaping
Protect our heritage and historic assets	Prevent inappropriate development in relation to heritage assets Protect historic buildings and character of villages
	Improve/establish internal links Improve/establish internal and external links Limit development to designated development land Identify areas suitable for development

Housing	
Draft Aims	Draft Objectives
Controlled slow growth	Agree a short and long-term housing strategy
Sustainable housing development	Ensure adequate off-street parking provision for new development Consider need for garden space with new properties
Maintain heritage	
Affordable housing	Community housing scheme
Manage sustainable development in keeping with the parish character	Provide design guide for developers

Community Facilities and Services	
Draft Aims	Draft Objectives
Enhance services – health, school, shops, pubs, church, broadband, sport and recreation	Maintain and support village shop and pub Support parish churches Fibre broadband throughout the villages Social club Encourage use of halls for drama and arts events Support school development to cater for increased population to ensure places for all local children Dentist and health centre Improve parking facilities Identify land for school development - recreation land Doctors surgery

Business and Jobs	
Draft Aims	Draft Objectives
Support existing businesses including farming	Establish links with business community Encourage local business forum with links to Parish Council Support diversification of farm building where necessary for survival of existing farm business
Restrict new business development to brown field sites	Direct new business to existing business parks or brownfield sites Resist conversion of existing commercial sites to residential Resist development on agricultural land
Improve communication to highest standard possible	Get fibre optic broadband
	Be prepared to accept residential development on commercial sites for community gain

Traffic and Parking	
Draft Aims	Draft Objectives
Improve local public and community transport links and services	Bus or ring and ride to Topsham Bus stop for Service 58 by Old Village and Winslade Community transport initiative (e.g. shared cars, community bus, charging points)
Improve parking in the Parish for locals	Issue permits for parking on highway Investigate provision of more off-street parking
Improve traffic flows in the Parish	By pass for Frog Lane to Bishops Court Lane Investigate traffic lights at A376/A3052 roundabout Investigate one-way system in Clyst St Mary village and no right turn from A3052, or light-controlled junction Traffic lights top of Church Lane and access to Cavanna development Clyst St Mary by-pass
Improve public safety	Speed limits A3052 Pedestrian provision on A376 lights for access to travellers Provide pavements in built-up area where none at present (Frog Lane, bottom Winslade Park Ave, adj. Rydon Motors) Safety barrier White Lodge Enhance pavement between Cat & Fiddle and the main village e.g. mobility standard

Cycleways and Footpaths	
Draft Aims	Draft Objectives
Increase footpaths and safe cycleways	Create linkages between Sowton, Clyst St Mary, Topsham, Ebford, Clyst St George, Exeter Cycle paths – link into Exe Trail
Facilitate healthy lifestyles	
Improve access to our environment	Open up new footpaths – discuss with owners Improve existing footpaths signage/access Cycle paths that reflect the fabric of the Exe Trail (material used to build the bridges etc)

Sports and Recreation	
Draft Aims	Draft Objectives
Maintain and improve facilities	<p>Encourage outdoor activities by providing appropriate facilities</p> <p>Retain existing recreational grounds at Friends life</p> <p>Community spaces – parks, kids playing field</p> <p>Develop more facilities on Parish Council field</p> <p>Enhancing current facilities</p> <p>Develop new facilities</p>
Increase choice of sports for all age groups and both genders	<p>Provide facilities for disabled people to access sport</p> <p>Encourage development of sports clubs</p> <p>Encourage all outdoor sports (incl. cricket, football, tennis, hockey, netball)</p> <p>Re-establish youth club</p>
Encourage healthy lifestyles	<p>Encourage use of village halls for recreation and fitness for all ages</p> <p>Link to cycle network</p>
Community spaces within housing development	