

Bishops Clyst Neighbourhood Plan

Local Evidence Report

Contents:

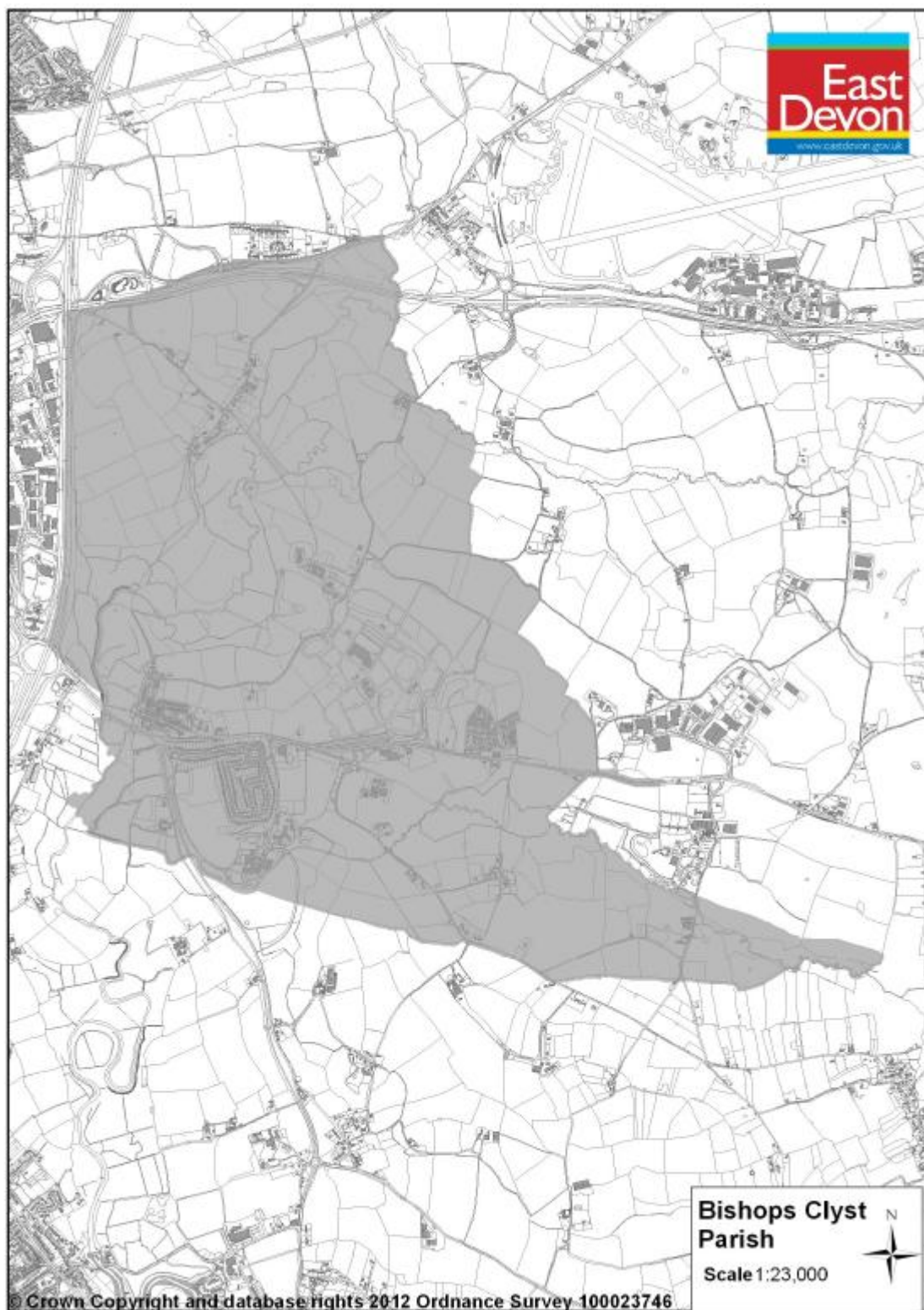
Topic:	page:
Introduction	1
Natural Environment	3
Built Environment	9
People & Housing	18
Business and Jobs	22
Traffic and Parking	26
Cycleways and Footpaths	33
Community Facilities & Services	34
Youth, Sports and Recreation	37
Appendix A – Recent Planning Applications	40

Introduction

This report has been compiled from recent studies and other sources of information. We have endeavoured to bring it all together to provide the neighbourhood planning group with a local evidence base that it can further develop and build upon to provide the context for the next stages.

We present our findings under topic headings that were used by the Bishops Clyst Parish Plan. Inevitable there are ‘gaps’ in our findings. We encourage others to bring forward further recent and relevant local information or authoritative opinion. At the end of each topic section we have listed a number of questions which we believe will be worthwhile further lines of enquiry as part of the neighbourhood planning process.

Bob Palmer
Roger Taylor
assisted by Paul Weston, Community Consultant



Topic: Natural Environment

Bishops Clyst consists of two separate entities in the villages of Clyst St. Mary and Sowton and is a combination of the two Parishes. The two areas were merged in 1976 as the parish boundaries run down the middle of the road in Clyst St. Mary Village, thus part of the village is in Clyst St. Mary with the remainder being in Sowton. Most of the plan deals with Clyst St. Mary itself. The settlements of the parish of Bishops Clyst are surrounded by open countryside and the valley of the River Clyst.

Geology

The red rocks of Devon, of which the red sands around Clyst St Mary form part, were laid down some 250-260 million years ago in the Permian geological period. A low range of mountains to the west was underlain by granite which is now Dartmoor. Huge fans of rock debris spread out along the edges of the mountains assisted by flash floods from tropical storms. Some of this debris forms the Heavitree Stone used for building in and around Exeter since Roman times and for Clyst St. Mary Bridge, the Church Tower, houses and cottages in Clyst St Mary. Red Lodge is a notable example. Later, a belt of desert sand dunes developed to the east of the eroded mountains. These soft sandstone rocks are called Dawlish Sandstone after the cliffs east of Dawlish. They extend inland along the Exe estuary through Topsham and Clyst St Mary to Brampford Speke. Dawlish sand is seen in the old sand pit at Clyst St Mary and on the corner of the upper village car park. There are gravelly layers in the sand including granite fragments, which show that rain storms caused rocky debris to be washed into the area of the dunes and that the Dartmoor granite was being worn away. In Bishops Court sand pit it is possible to work out from which direction the wind was blowing. The sand is quarried as it makes very good mortar sand.

The advance and retreat of the ice sheets during the Ice Age caused major changes in sea level. During the retreat periods the climate was warmer and sea levels were higher than now. The Exe and Clyst valleys were flooded and tidal beyond Exeter and Clyst St Mary. The extent of these high levels can be seen around the village. The oldest and highest level formed the pebbly gravel layer on the corner of the sand pit nearest the village hall and covers part of the play area. A lower level forms the stiff clay layer on Winslade Park Estate and the allotments. The lowest gravelly level, from about 125,000 years ago, covers the fields beside and east of the mill leat north of the old mill. Traces of gravel are in the leat banks. The lowest could indicate the possible height of sea level in the event of major global warming.

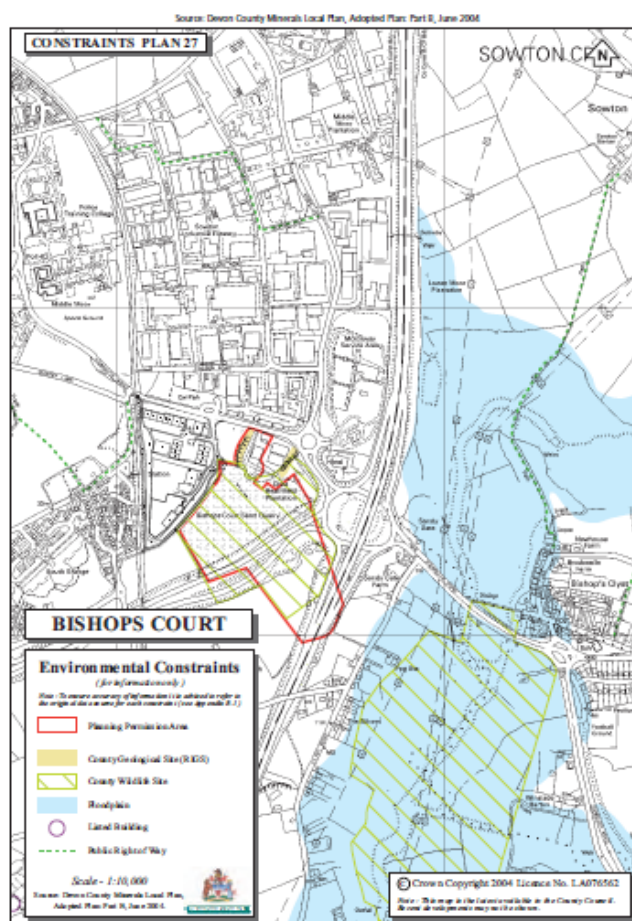
Part of the old sandpit and the sand outcrop beside the entrance to the upper village car park are designated as a County Geological Site because they provide a good and safe display of significant geological features.

County Wildlife Sites (CWS): these are sites of county importance for wildlife, designated on the basis of the habitat or the known presence of particular species. This is not a statutory designation like SSSIs, and does not have any legal status. County Wildlife Sites are usually included in Local Plans as sites of substantive nature conservation interest and are covered by Planning Policy Statement note nine (PPS9). CWS recognition does not demand any particular actions on the part of the Landowner and does not give the public rights of access. However, it may increase eligibility for land management grants.

Statutory & non-statutory sites within 1 kilometre of SX974909 (2009) Enq no. 4746 File Code ¹					
	Site Name	Grid Ref.	Area (ha)	Description	Status
SX98/002	Clyst Marshes	SX970887	128.7	Semi-improved marshy grassland, salt marsh, riverside vegetation and species-rich ditches	CWS
SX99/063	Bishop's Court Quarry	SX964914	8.1	Sand quarry and roadside verge with ornithological interest	CWS

Clyst Marshes County Wildlife Site

*"Clyst Marshes are a series of flood meadows along the River Clyst with herb-rich unimproved grassland, freshwater, brackish water and salt marsh, and small areas of reed bed. The meadows are dissected by ditches and are rich in plant life. The site also supports several county rarities including wild celery, horned pondweed and bulbous foxtail grass. The area is under private ownership and is relatively undisturbed, making it a refuge for rare invertebrates such as the hairy dragonfly, which has been recorded in less than 10% of 10km squares in Britain."*²



¹ Desk Study, Devon Biodiversity Records Centre

² Topsham Parish Biodiversity Audit, Devon Biodiversity Records Centre in partnership with Devon County Council, Aug 2004

Flora and Fauna

Unusual flora and fauna associated with Clyst St Mary old bridge are:

Common Meadow Rue - *Thalictrum flavum*. This rare plant occurs in a small area near the Sandygate end of the bridge. This is the only known occurrence in Devon and probably in the southwest peninsula. Meadow Rue was first reported in the area north of the bridge in the early 1900's, it was again reported in 1944 and its presence was confirmed in September 2002. The plant is usually associated with marshy environments.

The snail *Pyramidula rupestris*. An isolated colony of this small snail occurs on the bridge. It is normally found in limestone areas, and is more common in parts of the South Hams. Its introduction to the bridge is a puzzle although also they seem to find the lime mortar a suitable place to live.

A habitat survey prepared for Clyst St Mary School in 2010 highlighted the presence of a large variety of species. For instance the Devon Bat Group provided a list of records pertaining to a variety of bat species within a 2km radius surrounding the school. This list included unidentified pipistrelle *Pipistrellus* sp., common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula*, unidentified *Myotis* *Myotis* sp. and lesser horseshoe *Rhinolophus hipposideros* bats. The data included records of house roosting, grounded and flying/feeding bats.

Devon Biodiversity Records Centre holds a significant number of records for species within 1km of the school. Species that are afforded significant legal protection apart from the bat species include badger, otter, kingfisher and slowworm.

Species identified within 1km of the school that are included within the UK Biodiversity Action Plan include a number of the legally protected species listed above in addition to reed bunting, song thrush, bullfinch and linnet.

Additional notable species recorded within 1km include common meadowrue (referred to above), which has been classified as a Devon notable and Devon rarity, purple hairstreak butterfly *Quercusia quercus*, which has been classified as in decline and smooth brome *Bromus racemosus*, which is a Devon notable species.

It should be noted that an absence of records does not denote an absence of species.

Flooding

Flooding is a common phenomenon along the Clyst Valley but relatively few properties are affected by possible flooding. These are all in the centre of village of Cyst St Mary and include Frog Lane, Longmeadow, the shop, the Half Moon public house and properties in their immediate vicinity.

For those affected the problem is significant. The Parish Council has met the Environment Agency several times recently and understand that existing defence levels are only at a '1 in 20 year' standard. There is a proposal in the Environment Agency's programme for a feasibility study to develop improved defences to current more acceptable standards (1 in 100 years).

There is a flood warden in Frog Lane and several properties are linked to the Environment Agency's automated telephone warning system. There is an emergency action plan in place which is being regularly revised.

The details of the Flood Group and flood action plan available on the Parish Council web site. The Environment Agency Flood Warning area information is also accessible from the web site.

The River Clyst is tidal up to Clyst St Mary Bridge. With the prospect of future rises in sea level in the long term risk for flooding in the lower part of the village is likely to increase.

The proposal by the Environment Agency to allow parts of the lower reaches of the Clyst Valley downstream of Clyst St Mary to return to their natural wetland state with associated flooding are still under review. Some dredging is planned.

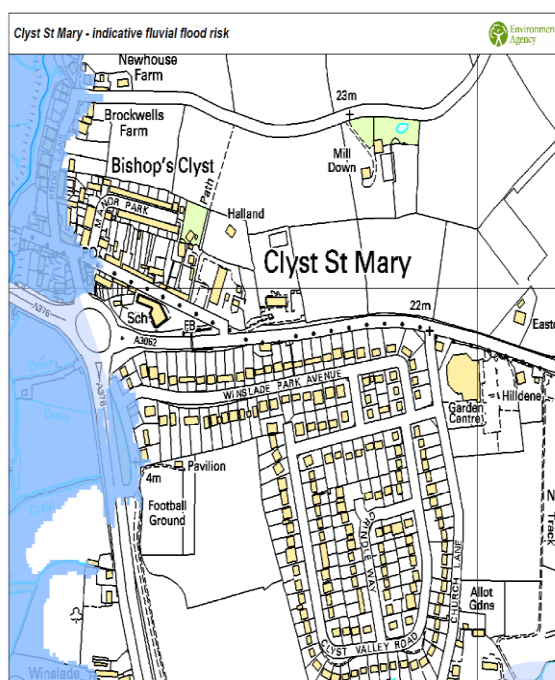
New Development

Cranbrook New Community and other larger housing developments such as Monkerton that are likely to affect the drainage into the River Clyst are being closely monitored.

Clyst St Mary Flood Plan

The plan covers the properties liable to flooding from the River Clyst and flash floods from the high ground to the east of Frog Lane, as shown below:

Area number	Area Name	Identification of possible cause of flooding	Direction of flooding
1.	Old Bridge to Half Moon Pub	a) River / Mill Leat	Rising water from breached river banks and flood plain
		b) Rainfall	Downhill from village
2.	Frog Lane	a) River / Mill Leat	i) Mill Leat breached at weak point – flow down Frog Lane towards village centre.
			ii) Mill Leat banks breached
			iii) Rising water from breached river banks and flood plain
		b) Rainfall	Downhill from village centre and downhill from Bishops Court Lane.
3.	Shop to Half Moon Pub (will impact on above areas)	a) Rainfall and blocked drains b) River	Downhill from roundabout and village



The surface water drainage system in the village is in very poor condition. In times of high rainfall, flooding has occurred by backing up of runoff behind the tidal banks. There is a surface water pumping station operated by South West Water which is planned to pump any impounded surface water over the banks. Historically, this has not operated successfully but following discussions with South West Water the operation of the pumps was changed last year. Instead of a duty pump and a standby, both pumps are now set to operate, doubling the capacity of the station. Since this modification, there does not appear to have been any problems with this system.

The Parish Council has had extensive discussions with South West Water, Devon County Council Highways and the Environment Agency about ownership and responsibility for the surface water drainage network. The system is very complicated but we seem to be reaching a clearer understanding of who maintains what. South West Water has carried out some CCTV surveys and clearance in Frog Lane but the condition of the sewer in the village street is still unsatisfactory, with over-ground flow taking place after even minor rainfall.

Source:

Records of the Devon Regionally Important Geological and Geomorphological Sites Group
The natural history records of the Royal Albert Memorial Museum, Exeter
Clyst St Mary School, Extended Phase 1 Habitat Survey, Devon Wildlife Consultants, 2010
Clyst St Mary Community Flood Plan Adopted 14 November 2011

Key Questions

- Can we do more to protect our remaining natural landscape?
- How can we prevent flooding?
- How can we maintain and increase local bio-diversity?
- How can we help keep our farms viable?
- Are there other special areas that need designating and protecting?

Topic: Built Environment

History

The parish boundary of what is now Clyst St Mary may have been defined in Saxon times in the Clystwicon charter. The existing document purporting to be the original charter, with dates of AD 951 and AD 900, is in the Cathedral archives. However, this document is likely to be a forgery or a reconstruction dating from the second half of the 11th century Alcock (1971). Dr Alcock was able to trace many of the markers in the charter and show that they corresponded substantially with the present parish boundary.

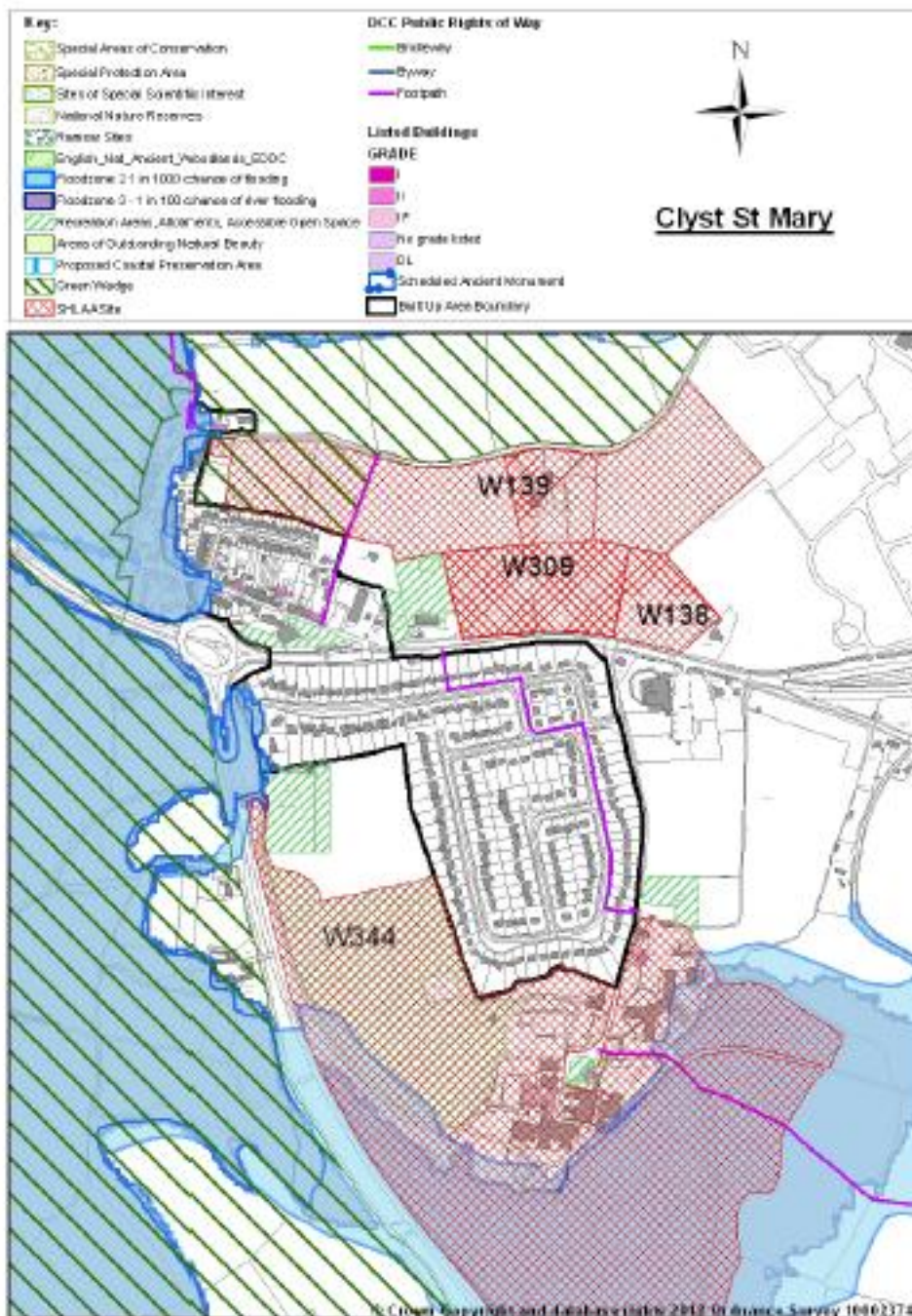
Physical Characteristics

Bishop's Clyst is situated in the East Devon District of Devon on the eastern boundary of Exeter. The parish consists of the civil parishes of Clyst St Mary and Sowton which, because of the unusual nature of the village of Clyst St Mary straddling the boundary between the two parishes, have been administered since 1976 as a single body. The mainly rural parish lies to the East of Exeter and the M5 Motorway, and south of the A30 trunk road. The Sidmouth Road (A3052) runs from the village of Clyst St Mary through the southern part of the parish and is the focus of slowly increasing development. Several farms and small hamlets are scattered throughout the rest of the area in open countryside. There are three main areas of population: Clyst St Mary village, Sowton village and the Cat & Fiddle Residential Park. To a large degree, all three settlements have the characteristics of dormitory towns, depending for employment on Exeter and surrounding business estates.

Clyst St Mary is a lively village with a shop and post office, school, village hall and pub. It also has a car-maintenance and sales business at the top of the village street, Friends Provident at Winslade House and a garden centre on the edge of the village. Because of its size and location, the village inevitably tends to dominate the rest of the parish. The heart of the village is the old village street, which has probably not changed in its basic layout since later mediaeval times. Its development over the centuries has been as a bridge town. The parish of Clyst St Mary was one of a small number in Devon that was centred on a church and manor and surrounding farms but with no village. The present village eventually acquired its name from the parish of Clyst St Mary, but it actually straddles the boundary of Clyst St Mary and Sowton. It grew up because of its situation by the bridge on the main road to Dorchester (now the Sidmouth Road). The road to Exmouth would have been a minor route, with Exmouth being for centuries a fishing hamlet in the parish of Withycombe Raleigh.

To this ribbon development which, before being bypassed in the 1960s, was on the main Sidmouth Road, has been added 20th century development in Frog Lane and Manor Park. In the early 1970s, the garden estate of Winslade Park was built in the old grounds of Winslade House. Unfortunately the estate is separated from the rest of the village by the busy new Sidmouth Road, onto which the traffic was diverted, when the old village was bypassed.

The policy of the District Council until recently has been to restrict development within a building line drawn fairly tightly around the existing built-up area. With the current pressure to provide substantially more housing in the East Devon District Council area, this approach has been relaxed with consent being given to a new estate lying outside the building line.



Clyst St Mary Village – Development Limitations

Sowton Village is approximately a mile to the north of Clyst St Mary as the crow flies. It is a Conservation Area and now being in a cul-de-sac, is a much quieter village than Clyst St Mary. Sowton Village has no shop, post office, school or pub but has a church and a village hall which was once the school. It is surrounded by farmland, and several of its farm buildings are listed.

The Cat & Fiddle Residential Park is to the north of the Sidmouth Road and contains about 150 mobile homes. Adjacent is the Cat & Fiddle pub.

Development Constraints

The village of Clyst St Mary is bounded on the west and north by the valley of the Clyst which is designated as a County Wildlife Site. Almost all the land to the west of Frog Lane and the Exmouth Road (A376) is prone to flooding. This leaves no scope for development to the west of the Exmouth road and only a restricted area to the north of the village. Apart from the green area to the east of the Exmouth Road containing the football ground, the pressure is likely to be for development eastwards from the village on either side of the Sidmouth Road. There is already existing

development at St Bridget Nurseries and Westpoint apart from the extensive development just beyond the parish boundary at Hill Barton and Crealy.

Architecture

Clyst St. Mary

Most of the Village Street consists of 19th century cottages typically with long narrow gardens. At the bottom by the bridge is the Half Moon Inn and two adjacent 19th century cottages. The remaining houses there are modern. The School is 19th century with 20th century additions. In Frog Lane is Tugela Terrace. Carrying the name of a battle in the Boer War, it can be safely dated to the early years of the 20th century. Further along is the old farm house of Brockwells Farm. Most of the remaining development is modern. At the bottom of Bishop's Court Lane is Newhouse Farmhouse, which dates back to the 17th century. On the south side of the Sidmouth Road, apart from the large garden estate of Winslade Park, is Winslade House, Red Lodge, White lodge and the old rectory.

Outside the village is the Cat & Fiddle Inn which dates from the 16th century and the Cat & Fiddle Residential Park which consists entirely of modern mobile homes.

Listed Buildings

Grade 1 Listed Buildings

The Old Bridge: an Ancient Monument west of Clyst St. Mary village and, until 1968, the main Dorchester to Exeter road, once the main road from London to Exeter. A causeway crosses the floodplain to the bridge over the River Clyst dating from at least 1238 and probably the oldest surviving bridge in Devon. Altered over the years, it is the site of at least two battles, in 1455 in the Wars of the Roses and in 1549 in the Prayer Book Rebellion.

Bishop's Court: the Palace of the Bishops of Exeter from the mid 13th century until 1546 when Bishop Veysey granted the estate to John Russell, 1st Earl of Bedford. Parts of the 13th century and 16th century alterations survive, though the House was rebuilt in the 1800s. Inside is a 13th century chapel. In the grounds is a Tithe Barn of early 14th century construction with middle-cruck roofing. The Stable block is early 16th century with 20th century alterations.

Grade 2 Listed Buildings

The old Maltsters Arms pub: now closed and awaiting internal alterations for use as dwellings.
1, 2 and 3 Craig's Cottages: all of 16th century construction.

28, 29 The Village and Myrtle Cottage: a row of cottages and a 19th century remodelling of an earlier building.

White Lodge and Red Lodge: on the south side of the Sidmouth Road, these are former lodges to Winslade Park and were built in the early and mid 19th century.

Grindle House, Church Lane: once the rectory of Clyst St. Mary church, its age is uncertain but thought to be mid 18th century. It was carefully restored when purchased by the then London and Manchester Assurance Company. This grade 2 listed property is now owned by Advance Environmental, an environmental monitoring and consultancy business. The exterior of the property and its associated land are being well maintained.

Clyst St. Mary church: now surrounded by the Friends Life complex. The original building dates from the late 13th century with 15th century and 19th century extensions. Unusually, the altar is at the north end. All the windows are 19th century with three, by Lavers, Barraud and Westlake, of very high quality. In the churchyard there are three tombs of the Salter family, Edward Cotsford and a slab with a damaged inscription.

Winslade House: built by Edward Cotsford around 1800. It had a variety of uses after the Second World War before being purchased by London and Manchester Assurance, now Friends Life, who carefully restored it to use as offices.

Terrace Walk: an early 19th century ornamental walk along the north bank of Grindle Brook to the south of Winslade House.

Ivington Farmhouse: now forms part of Westpoint and is used by the Devon County Agricultural Association as offices. Built of red brick in 1846, it contains a cider house, a granary, a bank barn and a linhay.

Coxe's Dairy or Farmhouse: a farmhouse of the early 17th century.

Linden Lee: a detached cottage of the early 19th century.

Old Kiddicott: a late 17th century remodelling of an earlier house with 20th century extensions.

Greendale: is early 19th century and incorporates an earlier building.

Newhouse Farmhouse: originally a large farmhouse of 17th century origin.

Bishop's Court East Lodge: an octagonal two roomed house built in 1834, it has a conical thatched roof extending beyond the lodge, supported on tree trunks to form a covered walkway.

Alder Croft & Dymond's Farmhouse: 17th century buildings. (Alder Croft was formerly known as Fawns, at the time of its listing as Alder Croft and has subsequently been renamed Fawns Cottage.)

Sowton

Sowton, a conservation area, lies largely along one street. The approach to the village is dominated by listed farmhouses and their associated farm buildings. Between them and the main village is a group of modern bungalows. The conservation area is drawn tightly around the existing property boundaries with minimal inclusion of the surrounding fields. About half of the properties along the approach road and in the area around the church are listed, with the church and the old school (now the village hall) of particular note. There has been a modest amount of modern infill development. Several old cottages adjacent to the village hall were badly damaged by fire in 2011. They have been rebuilt with the restoration work faithful to the original style. Whilst there is no formal 'built-up area' boundary, current policy is to prohibit any future development in the vicinity of the village.

Grade 1 Listed Buildings

The **church of St. Michael and All Angels, Sowton:** It has a 16th century arcade. It otherwise dates from alterations by John Hayward in 1844-5. Some of the roof bosses are probably medieval.

Grade 2 Listed Buildings

Sowton churchyard: contains **four tombs**, W. H. Hole 1782; Thomas Hart 1777; a set of three identical tomb chests one of which is dated to George Moore in 1821 and a tomb chest dated 1734 where the name is indecipherable.

The Lychgate: of an unusual design and is dated 1852 to the memory of Sarah Garrett.

Village Hall: once the school and possibly a barn attached to the adjacent range of cottages.

11 to 17 Sowton Lane (east side): Nos. 14 and 15 date from 1646; 11 to 13 an early 18th century farmhouse; 16 and 17 are mid 19th century additions. The row was damaged by fire in 2011 and restored.

9 and 10 Sowton Lane (east side): originally a late 17th century or early 18th century farmhouse.

Court Lodge, gate piers and gate: a former lodge to Bishop's Court built in 1834. The gate posts and gate are also listed.

Bridge Railings: about 450 metres south west of the Lodge along the former drive to Bishop's Court is a bridge over the River Clyst. A set of cast iron railings made about 1834 with decorations are listed but only one set survives.

Clystbeare and Clystbeare Cottages: originally a farmhouse dating from 1656/7 with 19th century Starr's Dairy and Farmhouse: early to mid 17th century with later additions.

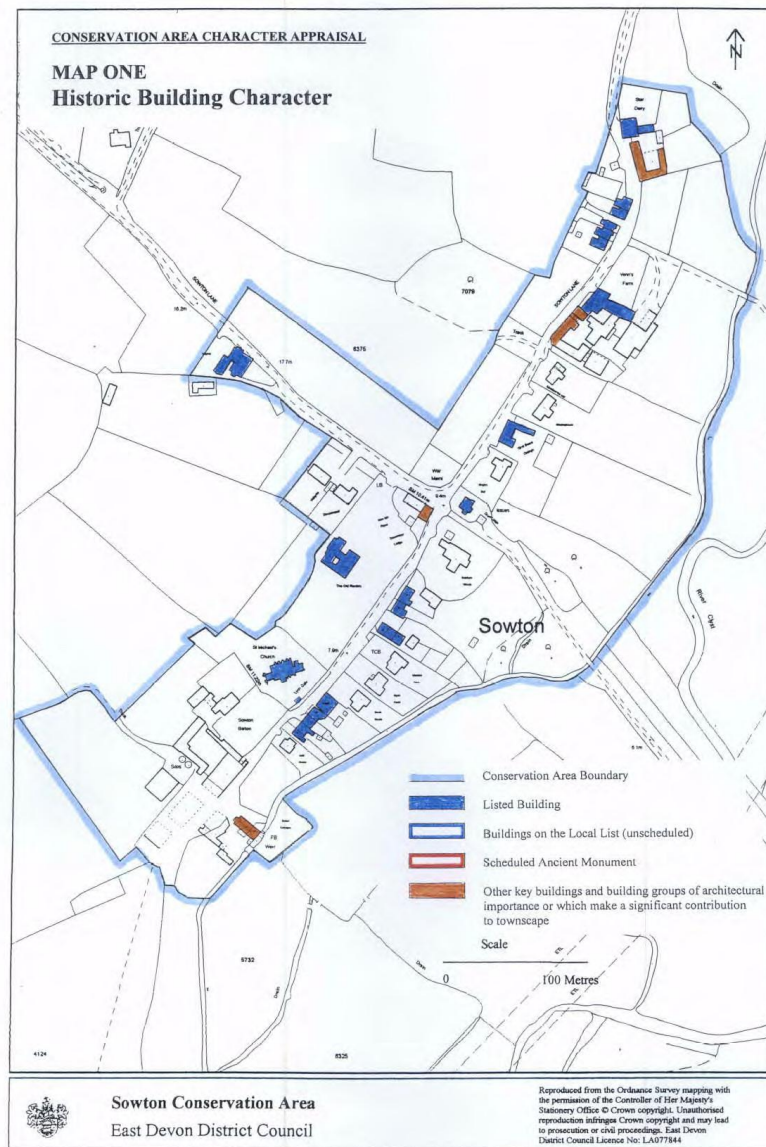
1, 2, 3, 4 and 5 Sowton Lane (west side): two houses and three cottages once early 17th century farmhouses.

Venn's Farmhouse and adjoining farm buildings: a 17th century farmhouse with adjoining barn and range of farm buildings.

The Old Rectory: a substantial house built in 1722 on the remains of an earlier house and once the Sowton rectory. Servants' quarters in the attic.

Virginia Cottage: an early 17th century house.

Sowton Lodge: a former lodge to Bishop's Court and built in 1834.



General Principles in Dealing with Development

“General

The Parish Council will always bear in mind the preservation and enhancement of the essential character of the various areas within its boundaries.

Development

The Parish Council will continue to keep the Planning Department of East Devon District Council fully informed of the views of the Council and its electorate and ensure that the aims and objectives of the Neighbourhood Plan are fully taken into account when any development is being considered.

The Parish Council will, in general, seek to prevent any further industrial development within the parishes and endeavour to ensure that any residential development is fitted to the needs of the people, is of an appropriate scale and will fit into the existing nature of the various surroundings. It will also seek to ensure that any such development will enhance, or add, to the facilities within the various areas.”

Co-operation with Neighbouring Parishes and Exeter

“The Parish Council will endeavour to prevent any further encroachment into its area by the City of Exeter whilst seeking to maintain good relations with the City Council and all neighbouring settlements. As a member of the Clyst Vale Group of Parish Councils, the Parish Council will continue to have regular contact with our immediate neighbours.”

Industrial Development

It is known that an overwhelming number of residents do not want any further industrial development in the area and the Parish Council will continue to resist any applications of this nature.”³

Housing

A recent appraisal identified that there is a need for “affordable housing” in the parish. The CCD ‘housing needs’ report for Bishops Clyst (dated March 2011) identified the need for 11 affordable houses within 5 years.

In general, the Parish Council is willing to approve projects that comply with the District Council policy that developments of five or more properties must include 40% affordable starter or small family homes. Whilst Government policy in the past has been that development has had to include affordable housing, amending legislation in 2013 altered this to allow an appeal where a developer considered that such a requirement made the development economically unviable. This amendment will lapse in 2016 unless the minister decides to maintain it. While in force, however, the Parish Council will be less able to depend on the automatic provision of affordable housing in any new development of over four houses.

When considering any plans for housing development the Parish Council will seek to ensure:

- Styles of new housing will, including individual properties, fit in with adjacent areas of the villages
- A mix of housing to reflect the opinion that there must be affordable housing for local people
- The inclusion of some Housing Association development when appropriate
- Any application for single, large houses would add to or enhance the character of the area

Future Development

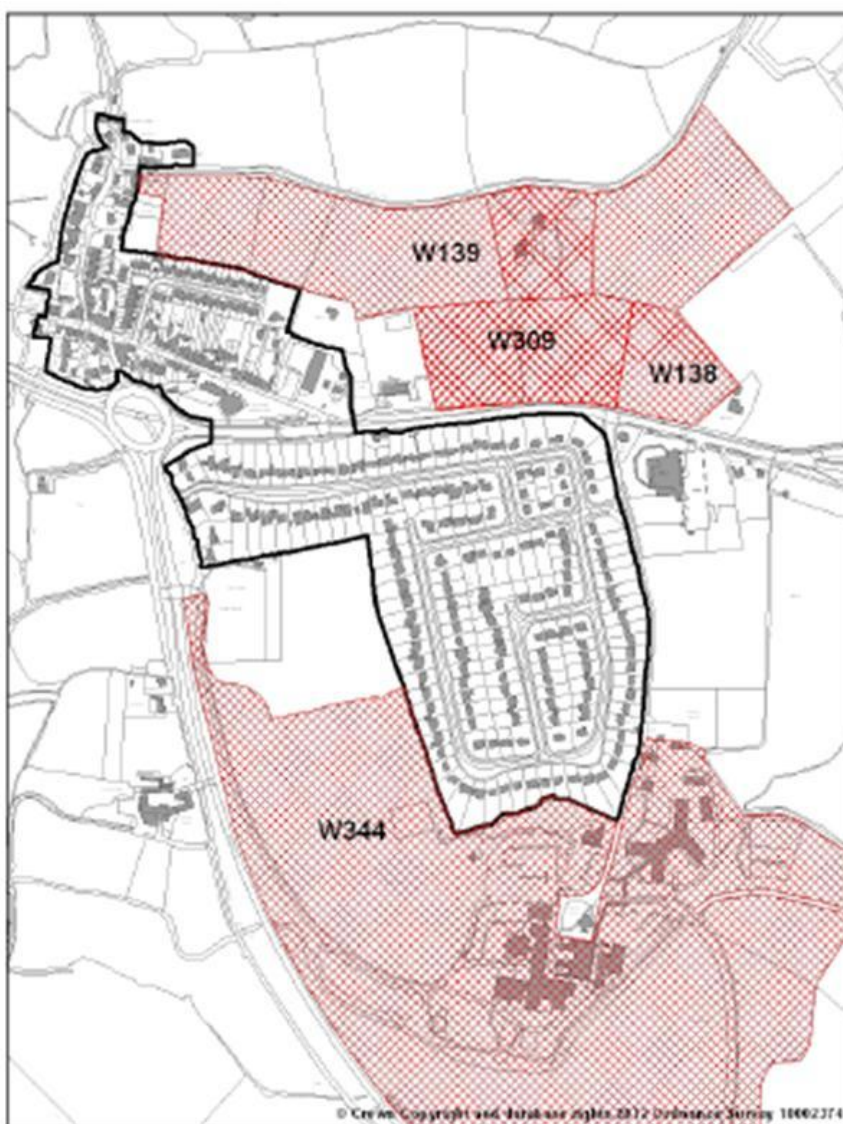
For future development, the Parish Council has recommended sites that it considers as worthy of consideration.

These considerations were based on East Devon District Council’s strategic Housing Land Availability Assessment (SHLAA). The following sites were identified in the 2011 SHLAA tables:⁴
W138 Land to the north of the A3052 at Clyst St Mary; *developable - yield of 50 max, 30 min, 40 mid discounted to avoid double counting because part of larger site (W139)*
W139 Land to the north of the A3052 at Clyst St Mary; *developable, later time band - infrastructure uncertainty*
W140 Land to the north of A3052 at Clyst St Mary. EX5 1AE/EX5 1BG *developable, but later time band due to infrastructure uncertainty. Yield of 90 (max) 54 (min) 72 (mid) discounted to avoid double counting because part of larger site (W139)*

³ Bishops Clyst Parish Plan and Design Statement, Bishops Clyst Parish Council, 2006

⁴ 2011 SHLAA database, East Devon District Council, 2011

W201 Land to the north of the A3052 at Clyst St Mary. EX5 1AE - *This is a combination of sites W139 and W140/26, all of which were found to be developable in the April 2010 SHLAA (in the later time band due to infrastructure uncertainty).*



Some time ago Plots W138, W139, W309 & W344 along with some other plots of land further out from the built-up area were all, at the request of the District Council, considered for possible future development. The land immediately to the east of the village along the Sidmouth Road, plot W309, was put forward as the preferred site. Plots W138 and W139, which are contiguous with W309, were also recommended for additional development should the need arise in the more distant future.

Following consultation in November 2012, the District Council reached the conclusion that:

“The preferred site is: W309

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

The parish had agreed a future development of a possible 90 dwellings on this land some years ago in the village local plan. The land owner has indicated that no more than this will be developed on this site.”⁵

⁵ Draft East Devon Village Development Plan Document - Village Consultation and Engagement Report, East Devon DC, 2013

Since then plot W309 has been given planning consent (see appendix 1) and has been bought by Cavanna Homes with the intention of building up to 80 dwellings.



Proposed Development of 80 Dwellings – Clyst St Mary

A refurbishment scheme at the bottom of the village street, Bridge House, has planning permission for 13 dwellings and along with the Cavanna Homes development fulfils the housing quota as determined by the East Devon Local Plan for the parish for the foreseeable future.

Winslade House & Clyst House Site

Plot W344, the area including Winslade House and Clyst House, was not recommended for development but, in 2013, a paper was submitted to the District Council by consultants Jones Lang LaSalle on behalf of the owners of the land making up plot W344, F&C REIT Asset Management. The paper points out that with Clyst House being empty and the strong probability of Winslade House being vacated in 2015 or soon thereafter, the land around the old manor house will be available for development. It pleads the case for redeveloping the land, a brownfield site, with housing.

“The omission of Winslade Park as a unique development site/opportunity within the plan by the EDDC is considered to be completely unjustified given its demonstrable availability, large size and strategic location

· The omission of such a large, brownfield site, close to the M5 motorway and on the edge of a hub village will result in a significant mismatch in terms of the housing numbers which can be sustainably delivered in the area and the development levels which have been attributed to Clyst St Mary. As such, when Winslade Park becomes available, the current Local Plan would be undermined and as such the plan is considered unsound

· The numbers for Clyst St Mary are unjustified on the basis that EDDC have not considered within their assumptions, a large, available brownfield site which is highly sustainable. Therefore it is not

considered that this Plan proposes the most appropriate strategy when considered against reasonable alternatives, with Winslade Park out performing many of the preferred alternatives within the SHLAA”⁶

Source:

Brown, S.W. 1982. The medieval bridge and St. Gabriel’s Chapel, Bishops Clyst.
Devon Archaeological Society Proceedings No. 40. pp.163-169
Alcock, N.W. 1971. ‘The Clystwicon Charter’ Transactions of the Devonshire Association Vol. 103, pp.25-33.
Axford, J. 2012 About Clyst St Mary (privately printed) Copies deposited with the Devon Heritage Centre
Whitaker, R. 1954. Clyst St Mary - The Story of our Village, MS Devon Heritage Centre, Exeter
Bishops Clyst Parish Plan (2012)
East Devon D. C. Local Plan (2006)
Sowton Interim Conservation Area Review (1999)
Clyst St Mary Landscape Assessment

Maps

Sowton conservation area
Clyst St Mary housing estate plan – Clifton Emery Design
Clyst St Mary SHLAA sites plan
Clyst St Mary map showing site locations and constraints

Key Questions

- There is plenty of developable land, but how much development do we need and want?
- What can we do to further protect and enhance our heritage and historic assets?
- How best can we control development and resist unwanted development?
- Should we introduce a local design guide?
- What types of development are needed and acceptable?
- How do developers view the parish?
- What are the infrastructure needs?
- How can we increase the use of renewable energy?

⁶ Representations to East Devon District Council Local Plan: ‘Test of Soundness’ Winslade Park, Clyst St Mary, Jones, Lang Desalle, Jan 2013

Topic: People & Housing

Since the parish boundary between Clyst St Mary and Sowton runs along the village street of Clyst St Mary we believe there is little practical value in presenting separate demographic figures for the two parishes. The figures shown below are, therefore, combined figures for Bishops Clyst as a whole.

Bishops Clyst - Census 2011		
Age Structure	No.	%
0 - 4	33	2.7
5 - 7	30	2.4
8 - 9	19	1.5
10 - 14	50	4.1
15	16	1.3
16 - 17	26	2.1
18 - 19	28	2.3
20 - 24	45	3.7
25 - 29	26	2.1
30 - 44	148	12.0
45 - 59	271	22.0
60 - 64	118	9.6
65 - 74	235	19.1
75 - 84	139	11.3
85 - 89	36	2.9
90 +	11	0.9
	1231	100

Bishops Clyst - Census 2011		
Household Type	No.	%
One-person household	152	26.8
Couple: dependent children	90	15.8
Couple: no dependent children	287	50.5
Lone parent: dependent children	17	3.0
Lone parent: no dependent children	15	2.6
Multi-person: all full-time students	0	0
Multi-person: other	7	1.2
	568	

Bishops Clyst - Census 2011		
Tenure Type	No.	%
Owned outright	365	64.3
Owned with mortgage or loan	144	25.4
Shared ownership (part owned, part rented)	0	0
Social rented (rented from council)	9	1.6
Social rented: other	6	1.1
Privately rented: landlord or letting agency	40	7.0
Privately rented: other	6	1.1
Living rent free	7	1.2
	577	

Age Profile

The age structure table shows a profile rising steadily in proportion from 20-year olds to a maximum in the range 65 – 74 before falling away again. In other words there is a fairly strong bias towards an older population. Although there will have been a degree of movement in and out of the parish, the age bias is most likely due to the influx of young families to Manor Park and Winslade Park when they were built in the 1970s. This age bias is also reflected in the percentage of households with dependent children at the surprisingly low level of about 20%. This compares with the national average, as given by the Office for National Statistics, of about 30%. The bias is probably the main reason for the relatively low level of one-parent families with dependent children at about 3% compared with the national average of about 7%.

Housing Tenure

Bishops Clyst is also unusual in the proportion of owner-occupiers. The figure for Bishops Clyst in the appraisal is almost 90% compared to the average for the average in the South West in 2011 of 68% and nationally of 64%. While a high ownership of homes may reasonably be seen as a desirable state of affairs, the relatively small stock of rental properties available for people unable to buy creates huge problems for people wanting to move into the parish. The same problem faces young people that have grown up in the parish and wish remain here.

The Parish Council are aware of this need for affordable rentable property and, in conjunction with the Community Council of Devon, have produced a housing-needs report (March 2011) which identifies the need for 11 affordable houses within five years. The Council are accordingly following a policy of encouraging affordable housing including housing association development. Although outline planning permission has recently been given for a new development in Clyst St Mary, the mix of housing types has yet to be determined.

Housing Need

The most recent local housing needs survey of the parish in 2011 identified a need for eleven affordable homes within the next 5 years:

- Within 12 months 1 households
- Within 1-3 years 7 household
- Within 3-5 years 3 households

The report recommended that:

- 1) A provision of additional affordable housing is needed to meet local needs in the parish of Bishop's Clyst
- 2) The need is for four rented homes and seven shared ownership homes
- 3) Seven homes are needed for single people and couples, three 2 bedroom homes are needed for families with children, and one 4 bedroom home also for a family
- 4) One of the smaller properties is for a wheelchair user

As regards affordability the survey found:

- eleven respondents in housing need who could not afford to buy or rent in the open market. Seven may be able to afford a shared ownership property
- four older people in housing need that had sufficient resources to meet their need in the open market

The survey also showed that 77% of those replying were supportive of a small development of affordable housing for local people.

Older People's Housing Needs

The housing needs survey also looked at the short and longer term needs for older people in the parish. The survey identified four older owner occupier household needing to move. The survey also showed that the majority of older residents thinking about moving may consider moving away from Bishop's Clyst. The most important factors influencing older people's housing preference were easy access to public transport, shops and leisure facilities and an easy to maintain home.

Local House Prices

Location	Price (£)	Location	Price (£)
Axminster	197,000	Honiton	191,400
Branscombe	460,300	Lypstone	362,300
Budleigh Salterton	341,500	Ottery St Mary	225,000
Clyst St Mary	332,300	Sidmouth	319,500
Colyton	234,200	Sowton Village	293,000
Exeter	216,600	Topsham	389,400
Exmouth	217,200	Woodbury	329,000

The house prices in the table above are published by the estate agents Rightmove for some localities in East Devon in 2014. It can be seen that the highest prices are commanded by localities by the sea or the Exe estuary. Otherwise, Clyst St Mary comes high on the list with an average price of about £332,300. The lower average price for Sowton village is probably a bit misleading because of the number of small terrace properties there. Detached properties have sold there for an average price of about £388,000.

House prices in the South West are currently (2014) rising at an annual rate of about 7%, which is roughly in line with the rest of England outside London but rising at twice the rate of prices in the north of England. The level of house prices in the South West, at about £230,000, is below the national average, but this is highly distorted by the high prices in London. Outside London and the Home Counties, the average house price in the South West is the highest in the UK.

A major factor in the high level of prices in the coastal towns of east Devon is the tendency of retired people to move to the southwest. The effect on the price of properties between the coast and Exeter can only be guessed, but it is probably a factor in pushing prices up in Clyst St Mary. Sowton benefits from its rural and Clyst St Mary its semi-rural situation just outside Exeter and within a short distance of the motorway providing good communications in all directions. In addition, Sowton prices are enhanced by its Conservation Area status, while the average Clyst St Mary price is pulled up by the higher prices of houses on the garden estate of Winslade Park. The desirability of living in Clyst St Mary is also increased by the presence of a pre-school and primary school both of the highest standard and in receipt of excellent reports from Ofsted.

Affordability in Bishop's Clyst

To buy the cheapest property on the market in 2011 according to the Housing Needs survey would require an income of £64,285 (mortgage of 3.5 times income). For anyone to afford to rent the only privately rented property on the market, without recourse to benefits, would need an income of close to £40,000 per annum.

NB. Effect of Additional 80 Dwellings on School

While the demographic profile is stable at present, on the basis of 80 households on the new housing estate at Clyst St Mary with an average of 1.7 children as indicated in the Office for National Statistics report on family size, the population would rise by about 300 of which about 135 could be children. Of these, on the basis of an even age distribution, about 80 could be of primary school age. With the tendency of new estates to attract younger people, the eventual rise in children in village might be higher. The village primary school has about 150 pupils at present. The eventual intake of 80 or more extra pupils would need consideration by the County Council regarding the provision of extra space on site or the building of a larger school on a new site.

Sources:

Housing Needs Report (Bishops Clyst), Community Council of Devon 2011
Family Size – Office for National Statistics
Families & Households - Office for National Statistics
House Prices - Office for National Statistics
Rightmove – Local average house prices, 2014
Clyst St Mary School Ofsted Report, 2012
Clyst St Mary Pre-School Ofsted Report, 2009

Key Questions

- How will housing need change in future?
- What type of new housing would most contribute to meeting local needs?
- What does affordability mean in local terms?
- What standards of 'sustainability' should we set for new development?
- How can we help make local homes more flexible and 'sustainable'?
- Where should new housing be developed?
- How much new housing is acceptable over the next 15 years?

Topic: Business and Jobs

The employment status and occupation of those that live in the parish has been derived from the 2011 census.

Bishops Clyst - Census 2011				
Occupation	No.	%		UK %
Managers, directors & senior officials	70	12.7		10.0
Professional	99	18.0		19.9
Associate professional and technical	71	12.9		14.0
Administrative and secretarial	68	12.4		10.7
Skilled trades	59	10.7		11.0
Caring, leisure and other service	48	8.7		9.3
Sales & customer service	47	8.5		7.8
Process, plant & machine operatives	31	5.6		6.3
Elementary occupations	57	10.4		11.0
Bishops Clyst - residents aged 16 – 74 in employment:	550	100		100

Bishops Clyst - Census 2011		
Industry:	No.	%
Agriculture, forestry & fishing	13	2.4
Mining & quarrying	2	0.4
Manufacturing	27	4.9
Electricity, gas, steam & air conditioning supply (pollutant)	7	1.3
Water supply, sewerage, waste management & remedial activities	8	1.4
Construction	45	8.2
Wholesale & retail trade, repair of motor vehicles & motorcycles	81	14.7
Transport & storage	28	5.1
Accommodation & food services	46	8.4
Information and communication	14	2.5
Financial & insurance	27	4.9
Real estate	2	0.4
Professional, scientific & technical	47	8.5
Administrative & support services	13	2.4
Public administration & defence, compulsory social security	46	8.4
Education	62	11.3
Human health & social work	63	11.4
Other	19	3.4
	550	100

Bishops Clyst - Census 2011		
Hours Worked:	No.	%
Males part-time: 15 hours or less	22	7.5
Males part-time: 16-30 hours	51	17.4
Males full-time: 31-48 hours	173	59.0
Males full-time: 49 or more hours	47	16.0
Males total	293	
Females part-time: 15 hours or less	45	17.5
Females part-time: 16-30 hours	86	33.5
Females full-time: 31-48 hours	110	42.8
Females full-time: 49 or more hours	16	6.2
Females total	257	
All part-time: 15 hours or less	67	12.2
All part-time: 16-30 hours	137	24.9
All full-time: 31-48 hours	283	51.4
All full-time: 49 or more hours	63	11.4
Total	550	100

The occupations of people in the parish are spread fairly evenly over the whole range and surprisingly are fairly close to the national average shown in the right hand column.

Occupations of Residents

The occupations of the residents of the parish and the occupations available in the parish are quite different things. All three settlements in the parish and many of the dwellings scattered across the rural parts of the parish are dormitory in nature. That is to say many, if not most, of the working residents travel outside the parish for their work. The principle centre of work will, of course, be Exeter. However, with much improved modern communication, there have been two different trends in work location. One trend has been the closure of branches in small towns and centralisation of work forces in larger towns like Exeter. On the other hand, newly established businesses no longer need to be necessarily located in the large centres of population and are being located in out-of-town sites, either on single sites or on business estates like Hill Barton. This means that while the majority of Bishops Clyst residents probably work in Exeter, the rest will be travelling in all directions to work.

The morning and evening rush-hour traffic in the village is more a product of the commuting activity of people outside the parish. The bulk of the traffic in the morning is a confluence of traffic from the Sidmouth and Exmouth directions at the Clyst St Mary roundabout on the way to Exeter or to the park & ride. Again, because of the siting of many businesses outside Exeter, there is now a large volume of traffic flowing through Clyst St Mary in the other direction.

Occupations in the Parish

The rural part of the parish will of course provide agricultural work, but in this age of mechanisation the 2011 census identified only 13 workers in agriculture in Bishops Clyst including three at management level. Other employment is almost non-existent at Sowton village and at Cat & Fiddle Park. The main centres of employment are in and around the village of Clyst St Mary with a cluster of small businesses at Bishop's Court.

Two principal employers have been located side by side at Clyst St Mary with the Department for Environment, Food & Rural Affairs (Defra) at Clyst House and Friends Provident at Winslade House. Defra moved elsewhere in 2013 and Clyst House is currently empty. Friends Provident has been gradually reducing staff at Winslade House and concentrating its workforce in other parts of the country. The current intention is to vacate the building in 2015, although its occupation may extend beyond that date.

In the old village is a car-sales and repair company, Rydon Motors. Along the Sidmouth Road is St Bridget's Nursery and further along, Langdon's Business Park providing units for small businesses. Enfield Farm, a former pig farm adjacent to Langdon's received planning permission in 2011 for the development of small commercial units, but to date, no development has taken place. It also received planning permission in 2014 for the installation of an anaerobic digester plant on a plot adjacent to this site. There are another two sites for small commercial units, Courtway and Bishop's Court Garden, both adjacent to Bishop's Court house.

Westpoint on the Sidmouth Road should be mentioned. While providing few jobs in the parish, it covers a large area and the traffic generated by some large events has a noticeable effect on the village. Its use as a park & ride facility for Sandy Park rugby ground also adds to the traffic through the village on match days.

Local Skills

While a large town and even a small town may have a pool of local skill, with the tendency of nearly everybody to travel to work by car or public transport, the concept of a village or parish having local skills is probably almost dead. Even agricultural workers now commonly travel to another parish to work.

In the sense that skilled employment might be concentrated in the parish, the only large employers that might have been said to have a concentration of skill, Defra with skill in government administration has gone, and Friends Provident is near to closing down.

Future Employment

Unemployment in the parish is low. In the surrounding area, business estates such as Sowton industrial estate, Skypark and Hill Barton provide ample scope for large business development. There are developing sites for small commercial units at Axe Hayes and Waldrons on the Sidmouth Road just outside the parish. The pressure for any more small-business units in or adjacent to the village of Clyst St Mary is small. There is a possibility that the owners of the land available for development around Winslade House may apply for permission to build commercial units there as an alternative to housing.

Internet facilities in the parish are poor to adequate. Nowhere, except presumably Clyst House and Winslade House, has a fast broadband service. The system is expected to be upgraded to superfast in the near future, but until then, it will be difficult for a business dependent on a fast broadband link to establish itself in the parish.

Unemployment: figures for Bishops Clyst alone are not available. The figure for unemployed in Clyst Valley ward in the 2011 census was 22. With a total of economically active people in the ward of 1160, this gives an unemployment rate of 1.9 %, compared with 3.6 % in East Devon District and 6.3 % in England. Unemployment can therefore be considered to be not a problem in this parish.

Sources:

Labour Force Survey Employment status by occupation, April - June 2014

Census: 2011

Enfield Farm Planning Consent, 2011: 10/2537/MFUL

Enfield Farm Planning Consent 2014: 14/0858/MFUL

Key Questions

- How can we help local businesses remain viable?
- Can we forge stronger links with local businesses for the benefit of the local community?
- Can we help home-workers?
- To what extent should we encourage farm diversification?
- Do we need more local employment for local people?
- What type of new business development is acceptable?

Topic: Traffic and Parking

Bishops Clyst

Bishops Clyst - Census 2011		
Car or Van Availability per Household:	No.	%
All households	568	
No cars or vans	64	11.2
1 car or van	277	48.8
2 cars or vans	174	30.6
3 cars or vans	38	6.7
4 cars or vans	15	2.6
Total cars or vans in the area	806	

Bishops Clyst - Census 2011		
Method of Transport to Work:	No.	%
All usual residents aged 16 – 74	897	
Work mainly at or from home	55	10.0
Underground, metro, light rail, tram	0	0.0
Train	3	0.5
Bus, minibus or coach	26	4.7
Taxi	0	0.0
Motorcycle, scooter or moped	9	1.6
Driving a car or van	361	65.6
Passenger in a car or van	24	4.4
Bicycle	17	3.1
On foot	53	9.6
Other method of travel to work	2	0.4

Traffic Issues

Sowton

Sowton is a quiet cul-de-sac far enough away from the A30 not to be affected by its heavy traffic. It has suffered over the years, however, with the building of motorway junction 29. Originally, the village was connected to the A30 by two roads. Some years ago the road that joined the A30 close to the junction was blocked off. Now, with the building of the larger complex junction, the slipway serving Sowton village for traffic going into Exeter has been blocked, so that all traffic must now go over the A30 to get into Exeter.


Clyst St Mary

Clyst St Mary is at the junction of two very busy roads, the Sidmouth Road (A3052) and the Exmouth Road (A376). The Sidmouth Road unfortunately runs right through the middle of the built-up area. The inconvenience of this has been alleviated somewhat by first the building of a footbridge and more recently by a light controlled pedestrian crossing. As Exmouth grows in size, and commercial development increases along the Sidmouth Road, the problem will only get worse. The roundabout at Clyst St Mary is very busy most of the day, and during the morning and evening rush hours, there are long tailbacks on all three roads. In the evenings, many motorists approaching the roundabout on the Sidmouth Road see an opportunity of jumping the queue by using the village street as a rat-run and rejoining the traffic at the roundabout. This has given rise to a number of complaints by the

Parish Council to the District Council but, so far, to no avail. It is noticeable that during school holidays the rush-hour traffic flows much more easily. This probably has as much to do with children being ferried to and from other schools in the area as with the village primary school. The success of the local school has, however, attracted a large number of pupils from outside its normal catchment area generating additional traffic.

Large events at Westpoint can be a problem, mainly for people trying to enter the roundabout from the village. Not surprisingly, the Devon Count Show causes some disruption. Although a traffic control is present at the exit from the village onto the roundabout for a short period in the morning, for the rest of the morning, motorists have to force their way into the continuous flow of traffic going to Westpoint.

Vehicular movements at the main roundabout are illustrated by the table below:

Vehicular Movements Clyst St Mary Roundabout 12 hours (7am – 7pm) 8 May 2012					
		Clyst St Mary			
		↑ 1,079	1,534 ↓		
Sandygate	18,755 →			7,714 →	Sidmouth
	← 18,401			← 7,934	
		↑ 11,168	12,197 ↓		
		Exmouth			

The table that follows illustrate the volume of traffic experienced on the main roads through the parish on a daily basis and the recent annual changes.

	A376 Exmouth Rd nr Clyst St Mary roundabout Average Monthly Traffic Flows 2012 & 2013		A376 Sandygate to Clyst St Mary roundabout Average Monthly Traffic Flows 2012 & 2013		A3052 Sidmouth Road nr Clyst St Mary roundabout Average Monthly Traffic Flows 2012 & 2013	
	2012	2013	2012	2013	2012	2013
Jan	21985	21750	36712	36330	14509	13640
		-1.1%		0.40%		-5.9%
Feb	23262	23088	38661	38811	15765	
		-0.7%		0.40%		
Mar	24558	23040	40894	38535	16553	15750
		-6.2%		-5.8%		-4.9%
Apr	23150	24062	39354	40702	16774	16935
		3.90%		3.40%		1.0%
May	24567	24707	42463	42270	18005	17971
		0.6%		-0.5%		0.2%
Jun	24518	25167	39837	41422	16215	16976
		4.20%		4%		4.6%
Jul	25432	26858	42229	43761	17009	17606
		5.6%		3.60%		3.0%
Aug	24863	25394	42579	42960	18295	18654
		2.1%		0.90%		2.0%
Sep	24938	24934	41949	41546	17573	17407
		0.0%		-1%		-1%
Oct	24510	25033	41075	39027	16778	14668
		2.1%		-5%		-12.6%
Nov	23791	24284	39961	39155	16215	15766
		2.1%		-2%		-2.9
Dec	22412	22176	36991	35394	14521	14443
		-1.1%		-4.3%		-0.6%
Annual Flow	23979	24202	40207	39980	16521	16547
		0.90%		-0.6%		0.20%

20mph Speed Limit at Clyst St Mary

There is a 20mph speed limit on the village street and Frog Lane. It is widely ignored. As a measure to increase safety and improve the well being of the people in the village, it has failings and does not seem to have changed many people's driving habits. The police, on the basis that they do not have the resources, say that they are unable to police 20 mph zones. The result is that, without traffic further calming measures that force drivers to slow down, the system is ineffectual. The main safety problem in Frog Lane is the lack of a footpath, which, combine with parking, makes walking along this lane very hazardous.

Cat & Fiddle

The Cat & Fiddle residential park sits alongside the Sidmouth Road. As such, the park itself is quiet, and there is a footpath along the road leading to Clyst St Mary village. However, people wishing to catch a bus going in the Exeter direction have to cross a busy road with fast traffic, albeit with a speed restriction of 50 mph. The residents and the Parish Council have for some time been trying to have the limit at Cat & Fiddle reduced to 40 mph. Although there has been certain sympathy for the idea, the results of speed surveys have not been sufficient to meet the requirements for a reduced speed limit.

Bus Services

Clyst St Mary has good local services provided by Stagecoach. Sowton Village has no direct access to buses. There is an adequate service to Exeter and Sidmouth with alternate services to Sidmouth extended to Honiton and Seaton.

Currently Service 52A connects to Exeter and Sidmouth and Seaton.

Service 52B connects to Honiton via Sidbury.

Service 52C is a limited service between Exeter and the Friends Provident site.

A service to Topsham has been sought but without success

The 53X, the Jurassic Coast service operates between Bournemouth and Exeter, follows the route of the 52A from Exeter to Sidmouth, continuing via Beer and Seaton to Lyme Regis and then on to Bournemouth. It can be used from the Clyst St. Mary Bus stops.

Additionally service X58 between Exmouth and Exeter can be accessed at Sandygate roundabout and the Council has asked via the Community Transport Plan that stops be made close to Clyst St. Mary roundabout.

Park and Ride services from Sowton (Industrial estate) to Exeter and from Digby to the Royal Devon and Exeter Hospital are accessible about 1.5 km from Clyst St Mary.

Rail

The Exeter-Exmouth line is accessible at Digby Station where parking is available. Digby Station is within easy reach allowing rail travel into Exeter. The line links with the mainline stations at Exeter Central and Exeter St. Davids.

There are two Park and Ride services operating from the Exeter side of Sandygate roundabout at Honiton Road and Sowton. The car park for the Park & Ride service for the R.D. & E. Hospital is adjacent to the station.

A few residents have asked for services to Topsham and Pinhoe through the Community Transport Plan. Both Devon County Council and the bus company have been approached but have both rejected the proposals as being economically unviable.

Parking in Clyst St Mary

In response to the gradual increase in car ownership, the Parish Council has provided two car parks in the village. Parking in them is free but excludes lorries and camping vehicles and is limited to a maximum of two hours during the daytime. The parks are well used, but there is a degree of misuse, which is difficult to police. Because the sites are owned by the parish council, the District Council cannot provide an enforcement service. This means that if a commercial vehicle uses the park or a private vehicle stays all day, the council have no recourse but to apply moral persuasion. This is effective to a limited degree. Consideration is being given to the idea of handing the parks over to a private provider of a service, which would involve parking charges and a machine, the income from which would cover the cost of parking enforcement. Since the car parks are rarely completely full, such a drastic measure is probably unjustified at present. Even if the problem should become acute in the future, there would still remain two drawbacks. The villagers would probably not be very happy about having to pay to park in their own village, and the reluctance to pay would tend to lead to even more on-street parking.

By arrangement with the village hall, most parents dropping children off at school now use the village hall car park. This has improved parking problems (see below). This has the disadvantage that parents and children must use the length of village street fronting Rydon Motors, where there is no footpath. This route is also used by parents bringing children from Winslade Park and will be the main pedestrian route into the village from any new development beyond the village hall.

Enforcement

In 2008 the responsibility for on-street parking was transferred from the police to Devon County Council. For convenience, the work of enforcement was carried out for Devon County Council by the district councils. As a result of the losses incurred by the district councils in running the scheme, the county council has decided, starting from April 2014, to operate the service with its own staff. The high cost of enforcing parking restrictions, especially in rural areas, means that outlying areas are only occasionally visited making the chance of receiving a parking fine small. This in itself would be bad enough, but in practice, the perception is that fines are rarely if ever given out. Drivers that park on double yellow lines and on the pavement in the area of the village shop are usually only asked to move, an inconvenience that most drivers are willing to suffer.

The Bishops Clyst report on parking management in the village of Clyst St Mary refers to discussions with Devon County on steps that might be taken to improve the situation in Clyst St Mary. The report states:

“However, it is apparent from the views communicated by the Eastern Highway Neighbourhood Team of Devon County Council during our review that any changes to the highway features for Clyst St Mary are considered inappropriate, either due to costs or their inability to provide adequate enforcement.”

Principal Problems

Parking, in recent years, has become a cause of congestion and frustration in the village. Bad parking at narrow points in Frog Lane and the village street can cause obstruction and damage. An example of damage to a garden wall hit by a farm vehicle trying to pass an obstructing car has been documented in the parking management report. Obstructions at the constriction near the old

Maltsters pub in the village street are frequent often requiring the owner to move the vehicle. Minor collisions between parked and passing cars occur from time to time at this point.

There are five main parking problems in Clyst St Mary:

1. Dropping and picking-up children at the primary school has caused considerable congestion in the past, but thanks to a campaign of persuasion by the local police and the school, and use of the village hall car park, this is no longer a problem.
2. Short term parking at the village shop is especially bad at the beginning of the day as people drop by on the way to work. Restrictions are totally ignored, except for the rare occasions when traffic enforcement officers or the police are present. This not only presents difficulty for vehicles trying to pass through, but is very dangerous for pedestrians trying to get to the village shop. Vehicles are regularly parked close to the front of the shop and the adjoining house. There is no footpath along the front of the shop and house, which means that customers have to thread their way through parked and moving vehicles, some of them formidably large lorries with trailers, to get to the entrance. Any person leaving the shop and wanting to walk up the village street to a house on the same side as the shop is often forced by the parked cars to walk out into the traffic and risk life and limb walking between the parked cars and the moving traffic. The Parking Management Report has suggested the erection of railings along the edge of the shop's forecourt to stop cars from parking there.
3. A number of drivers use the village street and Frog Lane to park during the day while they share a car to carry on to work. They tend not to use the car park because parking there is restricted to two hours. This demonstrates the dilemma that faces local authorities, including the Parish Council in this case, that whenever restrictions or charges are applied to off-street parking it tends to make car drivers park on the street increasing congestion. However, while annoying, this problem is currently not very great.
4. Residents find it very difficult to find parking spaces in the evening and at weekends. This is probably the greatest single cause of complaint in the village. Manor Park has its own parking problem with people parking half on the footpath. The fact that, in 2011, 40 % of households have two or more cars is probably a major factor. This percentage is only likely to grow. The requests by residents for a residents parking scheme is dealt with separately below.
5. Some people working in the offices around Winslade House have been parking in Church Lane in the wider section before it joins the Sidmouth Road. This is a dangerous junction, and the parking has been the cause of some concern. The vacation of Clyst House and the running down of staff at Friends Provident should alleviate this problem at least temporarily.

Residents Parking Scheme

Several residents in the old village have asked for a residents parking scheme to be introduced. To date, the local authority has rejected the idea. The Bishops Clyst report on parking management referred to the problem as follows:

Devon County Council, as the local highway authority, has introduced a number of Residents Parking schemes in Devon where commuter parking causes a problem (i.e. workers leave their cars in residential areas and travel to their place of work by other means – generally to avoid parking charges). Such schemes have to have the approval of local residents and they involve a number of restraints, including: -

- A limit of 2 permits per council tax registered property, these permits cost £20 to administer so a resident with 2 cars would have to pay £40 per year and an additional £20 every time they change car or lose a permit
- Visitors would need to display a visitor's permit (each permit valid for 1 day) - these are issued in books of 30 at £20 per book and there is a maximum of 2 books per council tax registered property per year. This equates to 60 visitor days per year or just over one a week
- Introduction of Residents parking in only part of an area is likely to move the parking problem to other areas nearby
- Residents parking does not necessarily equate to increased enforcement levels.
- Vehicles must not be parked (either wholly or partially) on footways. In the case of the main village street and Manor Park, this would result in the loss of a considerable number of existing parking spaces

Advice received from the Highways Management Team at Devon County Council is that a Residents Parking scheme is considered to be excessive and inappropriate for a small rural community such as Clyst St Mary.

Alternatives to the Car

The District Council has a policy of discouraging the use of private cars where possible. This results in both housing and commercial development where the provision for car parking is restricted, with the intention of coaxing people into using public transport. This seems to have no discernible effect and results in more on-street parking. Probably the most effective alternative to the use of cars is the provision of park & ride schemes. While providing a superb service, unfortunately for Clyst St Mary, the resulting reduction in traffic is enjoyed by Exeter. The traffic still has to pass through Clyst St Mary to get to the park & ride at Sowton. Even worse, the park & ride site provided for the supporters of the rugby at Sandy Park is situated at Westpoint, which means that the cars that would otherwise go directly to Sandy Park, now pass through Clyst St Mary to get to Westpoint adding to the already heavy traffic on the Sidmouth Road.

Cycling:

See separate section following

Improvements

Pressure should continue for the introduction of a lower speed limit at Cat & Fiddle and, at Clyst St Mary, for a no-left-turn scheme where traffic leaves the Sidmouth Road to enter the village street. It would be a forlorn hope to expect a bypass to divert the Sidmouth traffic around Clyst St Mary in the near future. The M5 presents a difficult barrier, and any scheme for a new road crossing the motorway would be prohibitively expensive. The addition of the Clyst valley with its status as a county wildlife site and its proposed status as a regional park means that any alternative way through to Exeter would be fraught with problems. Indeed this was a factor in the choice of Cranbrook as the preferred new town site of the area around Clyst St Mary. Even a road link from the A3052 to the A30 at the airport would probably achieve little because the A30 at junction 29 is expected to reach full capacity in a few years without additional traffic coming in from the A3052.

Sources:

Bishops Clyst P.C. – Car Parking Management (Final Report)
Express & Echo report: 18 August 2014

Key Questions

- How can we reduce the impact of the motor vehicle?
- Should a 40mph speed limit be extended from Westpoint to Cat and Fiddle?
- Are more and better traffic management schemes possible?
- How can we improve road safety?
- Should we discourage cars in the villages?
- What can be done about parking?
- Should parking restrictions be extended in Clyst St Mary?
- Can we create a workable local parking scheme in Clyst St Mary?
- Can we provide more footpaths and traffic-free cycle routes?
- Are improved links between Sowton and the rest of the parish needed?

Topic: Cycleways and Footpaths

Cycleways

A cycleway is provided on the footpath beside the A3052 from the cat and Fiddle to the top of the village street. It continues across the old bridge and the north side of the A376 to the current parish boundary at the M5 motorway interchange. A short section of footpath and cycleway originally part of a footpath to Church Lane provides access to Winslade Park at the Pelican crossing on the A3952, the continuation of this path links Clyst Valley Road with Church Lane.

Section on lengths of footway which are currently unsuitable on safety grounds are as covered elsewhere in the report – Frog Lane and village street at Rydon Motors

Unpaved Footpaths

Clyst St Mary and Sowton have approximately 5.5km of public footpaths as indicated on the OS 1:25,000 sheet 114. These are:

Clyst St Mary Church to Oil Mill Lane continued by the lane opposite to Shepherds Farm where the footpath continues north to the A3052 at Cat and Fiddle.

Mill House, Frog Lane Clyst St Mary to Sowton Barton.

Two paths run from Bishops Court Lane, north of Bishops Court, one to Sowton village and the other to Star Dairy and on to Taylor's Brake

Unofficial paths from the old bridge along the mill leat and along the bank of the R. Clyst are used by the public. Attempts by the Parish Council to negotiate with the land owner to have these routes scheduled as public footpaths have not been successful.

Insert footpaths map

Paved footpaths are also regularly checked and deficiencies noted to Highways. Potholes are usually dealt with quite quickly but other maintenance is a matter of funding and it is often several months before such work is undertaken. The Parish Council continues its regular monitoring of verges and hedges and presses the relevant authorities for action when necessary.

Key Questions

- How can we encourage non-car travel?
- Should we extend the footpath network?
- Where are the footpaths most required?
- How can we strength the links between parts of the parish and other important locations?

Topic: Community Facilities & Services

Bishops Clyst Parish Council website

The Council's website at www.bishopsclyst.btck.co.uk is an important source of information for Clyst St Mary and Sowton.

Village Hall

The village hall is a great asset to the village. Its size and excellent facilities means that it is in almost constant use both local and outside organisations. (see also under sports and recreation). Other users include the toddler group, The Stan Hacking Band for rehearsals and an annual concert.

Planning permission for an extension to the hall was granted by EDDC some years ago, which was aimed at providing a room to accommodate the potential users who could not find a hire slot, but it was not possible to raise sufficient funding and the planning permission has now lapsed.

The school hall is available for hire as an additional meeting place in the village.

The school hall is available for hire as an additional meeting place in the village.

Clyst Valley News

Clyst Valley News is a free local news magazine covering the parishes of Clyst St George, Woodbury Salterton and Clyst St Mary. It provides a wide range of reports, information on local activities and advertising space for many local businesses. Sowton parish is not in the distribution area. The Editor can be contacted at Clystvalleynews@gmail.com.

Car Parking

The two free car parks in the village are provided by the Parish Council. They are particularly valuable because of the limited parking available in the village street and Frog Lane. Parking is normally limited to two hours but annual permits for residents and people working in the village are available from the Parish Council.

Allotments

Clyst St Mary has allotments in Church Lane provided by the Parish Council. They are organised by the holders with support from the council and are generally well used.

Village Shop

The shop is well used both by the village and the Cat and Fiddle residents and also has a good passing trade. It also provides post office, bakery, news agents, and cleaning services.

Kenniford Farm Shop

Founded in 2000 the shop specialises in its own high quality pork products and local meat and eggs. The wide range of other produce is sourced from the south western counties to achieve minimum food miles.

Rydon Motors

This garage at Clyst St Mary provides a good, friendly and convenient car repair, service and sales facilities.

Half Moon Inn

The Half Moon provides food and accommodation.

Cat and Fiddle.

The Cat and Fiddle is a public house with a large restaurant area, a skittle alley, pool table and room for other events.

Medical Services

Doctors' practices are available at Topsham and at Pinhoe. Neither are directly accessible by bus and require a journey into Exeter and a bus out to the practices. Requests for the bus company to provide a direct service to Topsham have been unsuccessful.

Estuary League of Friends, a voluntary organisation, will provide car transport to Topsham surgery and to the Royal Devon and Exeter hospital for less able patients from the Clyst St Mary area.

Education

Primary School

Clyst St Mary Primary School situated in the village, has 149 children in five classes (5/3/2014). The Ofsted report states that the overall effectiveness is good (8/1/2014) and commented that "*Clyst St Mary is smaller than most primary schools with five classes in total, often including children from more than one year group. The school offers before-school care through a breakfast club and hosts an independently managed after-school care provision*".

The Cygnets breakfast club supports the school and parents by offering care and breakfast between 7.50 and 8.50 on school days. After-school-care, run in conjunction with Puffins (see below), is available from 3.30 to 6 pm on school days.

Clyst Valley Pre School

The school has an eco-friendly building completed in 2011 adjacent to the primary school. There are places for 24 children. It serves the Clyst Valley Community including Farringdon and Clyst heath. The Ofsted inspection report (10/02/2009 prior to the new building) rated the overall quality of provision as outstanding.

Clyst St Mary is the home of Puffins of Exeter at Winslade opened in 1994 and was re-registered under the company's new name, Puffins of Exeter Ltd in 2004. It is one of a group of childcare facilities operated by a company that was established in 1990. The nursery operates from a purpose-built unit in Clyst St. Mary, on the outskirts of Exeter within Winslade Park. The nursery is divided into three base areas for children aged from three months to two years, two to three years and from three to under five years. They share access to an enclosed outdoor play area and also have the use of other facilities such as a sports hall and extensive grounds. The nursery is registered on the Early Years Register. A maximum of 46 children may attend the nursery at any one time. There are currently 45 children on roll attending at different times. The nursery is open each weekday from 07.30 to 18.00, all year round. Overnight care is not provided. The nursery employs 15 staff working directly with children, of whom three hold level 4 early years qualifications, three hold level 3 and three hold level 2. The remaining members of the team are working towards professional qualifications. The setting receives support from the local authority. The staff team is supported by a senior management team from the company's head office in Exeter.

Toddler Group

Clyst St Mary Toddler group, for children from birth to school age, is held in the village hall on Mondays from 9.30-11.30.

Senior School Education

A large majority of the senior school pupils in the parish go to Clyst Vale Community College at Broadclyst. This being outside the Council's area, it does not provide much opportunity for the Parish Council to liaise on a regular basis. However, whenever support has been needed, the Parish Council has provided it through the Clyst Vale Group of Parish Councils.

Churches

Clyst St Mary is now part of the White Cross Mission Community. The Community includes the Parishes of Clyst St Mary, Clyst St George, Aylesbeare, Farringdon, Woodberry, Woodberry Salterton and Exton. The seven parishes are in the care of one full time and one part time clergy.

Recycling

The roadside collection scheme has been expanded to include a range of recyclables (green box), kitchen waste (blue bin) and landfill (black bin).

There is still scope for further improvement to include cardboard and recyclable plastics in addition to plastic bottles.

Garden waste, cardboard, wood, metal, large plastics, carpet, furniture, electrical and other items can be taken to the County Council recycling centre at Pinbrook Road, Pinhoe. Soil, rubble, asbestos and tyres are accepted but are chargeable.

Key Questions

- Are local people satisfied with community facilities and services?
- What facilities will be needed in future?
- Is there enough space for community use and activities?
- Are we providing adequately for all parts of the community?
- How can we help the local school to develop?
- What are local service providers intending to do?

Topic: Youth, Sports and Recreation

The Village Hall

The field behind the village hall is owned by the village. Part is divided off as a children's playground with a range of play apparatus with safety maintained to Rospa standards. The upper part of the field has been set up as a hard play area with facilities and markings for a variety of games.

The following clubs meet in the village hall:

- Badminton - floor makings are provided for the game. The club is seeking new members.

- Short Mat Bowls

- Karate

- Drama Group - the group reformed in 2013. Funding was obtained for upgrading the stage facilities in the village hall and the first production took place in 2014.

- Ballroom dancing class

- Children's dance class

- Line dancing

Badminton Club

The club meets in the village hall where floor makings are provided for the game. The club is seeking new members.

Drama Group

The group reformed in 2013. Funding was obtained for upgrading the stage facilities in the village hall and the first production took place in 2014.

Football Club

Clyst Valley F.C. continues to thrive. It was formed in 1889 and is one of the oldest clubs in Devon and the Exeter Football league. Three teams are run in local leagues. The ground is located at the southern end of Winslade Park.

Walking Group

The walking group has been active for a number of years and is open to all. A walk of moderate length and variable difficulty takes place once a month throughout the year and is organised by the participants in turn.

Youth Club

The club which used to meet in the village hall, has been discontinued. Its reestablishment would be an asset to the young people of village.

Other Sports Facilities

Recent proposals for the redevelopment of the Friends life Insurance companies' site at Winslade House by the freeholders, F&C Reit Asset Management Ltd., has placed the sports facilities in the land at risk category. The Parish Council has submitted a 'Community Right to Bid' with a view to protecting these facilities which include a cricket pitch, football pitch and three hard tennis courts. The pitches are currently used by Countess Wear Cricket Club and Heavitree youth football team.

The community right to bid allows local groups a fairer chance to save assets that are important to them from development. This has been turned down by EDDC.

East Devon DC commissioned a study of open space in the district in 2012. Whilst by no means alone Clyst St Mary was found to be underprovided for in terms of the quantity of many types of open space.

	Clyst St Mary Parish - Summary of Quantity Standards for Open Space (hectares) (based on recommended quantity standards ⁷)								
	Allotments	Amenity open space	Outdoor Sport - Pitches	Outdoor Sport - Pitches (limited access)	Outdoor Sport Pitches (combined)	Parks and Recreation Grounds	Play Space - Children	Play Space - Youth	Natural and Semi-Natural GreenSpace
Qty Standards ha/1000 persons	0.3	0.3	1.5	1.5	0.4	0.4	0.05	0.05	1.0
Clyst St Mary	0.24	-0.18	-0.46	7.70	7.24	-0.24	-0.06	-0.03	-0.62

A 2014 review and extension of the study commented on some of the local facilities as following:

“Winslade Park (Clyst Valley AFC)

Description: Fenced off and locked amateur football club facility with a good quality pitch and goals, perimeter rail, dugouts and safety netting. Changing rooms and clubhouse are of poor quality. No floodlights.

Comments: Changing rooms and clubhouse are of very poor quality and in need of updating to create suitable facilities. Car parking arrangements not great (currently park on grass bank above pitch and on road outside). Drainage works needed on eastern edge of pitch to allow pitch to reach full width.

Church Lane Allotments

Description: c15 plots, nearly all occupied. Water supply and own small parking area.

St Mary's Church Churchyard

Description: Small church with extended, tucked away churchyard.

Friends Provident Pitches

Description: Security barrier access to pitches and offices. Site contains 2 football pitches and a cricket pitch in grounds of former manor house. Could not see changing accommodation.”

An **Open Space Survey** was undertaken by the Parish Council in 2011. Its purpose was to consider how best to invest available Section 106⁸ monies on play, sport and leisure facilities. The Survey did not receive a large response – 46 returned forms representing 97 individuals. 500 questionnaires were distributed.

The results were as follows:

- 45% of people would like to see money spent on additional equipment or up-grading the play area
- 25% of respondents thought the parish needed another play area
- 16% felt there was a need for more disabled play facilities
- 37% would like to see play area boundaries improved
- 47% would like to see the football club facilities improved for wider community use
- 31% felt the village hall requires an additional room

It would appear from this survey that there is no strong desire for any improvements or additional recreation or leisure facilities in the parish. Is this still the case?

Source:

East Devon Open Space Study Final Report prepared by Bennett Leisure & Planning Ltd & JPC Strategic Planning & Leisure Ltd, April 2012
East Devon Open Space Study Review, East Devon DC, June 2014

⁷ Based on an analysis of identified sites, acceptable quantity standards and estimated population of parishes in East Devon

⁸ Section 106 = developer's planning obligation i.e. contribution to pay for community facilities and infrastructure etc

Key Questions

- What do young people want?
- Can we and should we improve the community spaces we have?
- Is there a demand for better or different recreation facilities and opportunities?
- Are we able to meet all the needs and demands?
- Can we provide more public spaces?
- How can we help increase the sense of community to which we all belong?
- How can we secure long-term community use of the grounds of Winslade House?

Appendix 1

Planning Applications Bishops Clyst 2011-2014

Re-instatement of a canopy over the front entrance

Linden Lea Sidmouth Road Clyst St Mary Exeter EX5 1DL

Ref. No: 14/1716/FUL | Received: Wed 16 Jul 2014 | Validated: Wed 16 Jul 2014 | Status: Pending Consideration

Replacement windows, front door, insertion of new window on north east elevation; internal alterations

Linden Lea Sidmouth Road Clyst St Mary EX5 1DL

Ref. No: 14/1717/LBC | Received: Wed 16 Jul 2014 | Validated: Wed 16 Jul 2014 | Status: Pending Consideration

Conservatory on front elevation

9 Glade Walk Cat And Fiddle Park Clyst St Mary Exeter EX5 1QG

Ref. No: 14/1670/FUL | Received: Thu 10 Jul 2014 | Validated: Thu 17 Jul 2014 | Status: Approval with conditions

Agricultural storage building

Dymonds Farm Clyst Honiton Exeter EX5 2HN

Ref. No: 14/1686/AGR | Received: Thu 26 Jun 2014 | Validated: Thu 26 Jun 2014 | Status: Agr Notification approval

Construction of a conservatory on the rear elevation. Proposed conservatory will extend off an existing rear extension - combined projection of existing extension plus proposed conservatory will be 5 metres. The conservatory extends 2.5 metres off existing extension, maximum height 2.755 metres and height to eaves 2.1 metres.

22 Clyst Valley Road Clyst St Mary Exeter EX5 1DD

Ref. No: 14/1375/GPD | Received: Tue 03 Jun 2014 | Validated: Tue 03 Jun 2014 | Status: GPD - Prior approval not required

Two storey side extension

100 Clyst Valley Road Clyst St Mary EX5 1DE

Ref. No: 14/1066/FUL | Received: Wed 30 Apr 2014 | Validated: Fri 02 May 2014 | Status: Approval - standard time limit

Construction of single storey rear extension

Craigs House Clyst St Mary Exeter EX5 1BG

Ref. No: 14/0778/FUL | Received: Fri 28 Mar 2014 | Validated: Tue 08 Apr 2014 | Status: Approval - standard time limit

Replacement of corrugated asbestos sheeting from roof of kitchen and toilet block with Polymer sheeting

Village Hall Sowton

Ref. No: 14/0763/LBC | Received: Thu 27 Mar 2014 | Validated: Fri 11 Apr 2014 | Status: Approval with conditions

Construction of 2 no. semi-detached dwellings on former public house car park and provision of vehicular access and parking spaces.

The Maltsters Arms Clyst St Mary Exeter EX5 1BL

Ref. No: 14/0530/FUL | Received: Fri 28 Feb 2014 | Validated: Fri 14 Mar 2014 | Status: Approval with conditions

Construction of first floor side extension.

The Willows Frog Lane Clyst St Mary Exeter EX5 1BX

Ref. No: 14/0288/FUL | Received: Thu 06 Feb 2014 | Validated: Thu 06 Feb 2014 | Status: Approval with conditions

Demolition and reconstruction of a cob boundary wall

Rectory Cottage 9 Sowton Village Sowton Exeter EX5 2AD

Ref. No: 14/0179/LBC | Received: Fri 24 Jan 2014 | Validated: Mon 07 Apr 2014 | Status: Approval with conditions

Demolition and reconstruction of cob boundary wall

Rectory Cottage 9 Sowton Village Sowton Exeter EX5 2AD

Ref. No: 14/0177/FUL | Received: Fri 24 Jan 2014 | Validated: Mon 07 Apr 2014 | Status: Approval with conditions

Change of Use and conversion of existing cottages from office to residential use.

Bridge House Frog Lane Clyst St Mary Exeter EX5 1BR

Ref. No: 13/2742/PDJ | Received: Mon 09 Dec 2013 | Validated: Fri 13 Dec 2013 | Status: PDJ Prior approval granted

Construction of 2 no. semi-detached dwellings on former public house car park and provision of vehicular access and parking spaces.

The Maltsters Arms Clyst St Mary Exeter EX5 1BL

Ref. No: 13/2214/FUL | Received: Tue 08 Oct 2013 | Validated: Fri 11 Oct 2013 | Status: Withdrawn

T1 Holly - Fell. T2 Maple - Crown lift removing lowest 5 branches. T3 Cherry - Fell. T4 Cypress - Reduce height to match existing trees

Meadowsweet Sowton Exeter EX5 2AE

Ref. No: 13/2234/TCA | Received: Tue 08 Oct 2013 | Validated: Tue 08 Oct 2013 | Status: Approval - standard time limit

T1 Robinia: Remove declining branch making 1 x 300mm pruning cut. Prune back to vertically growing side branch which grows into Hazel. T2 Beech: Reduce eastern aspect of lower canopy by 2m up to a height of 10m making pruning cuts of up to 50mm diameter. Crown raise to give 4.5m clearance above the ground, making 1 x 100mm pruning cuts and multiple cuts to 1st, 2nd & 3rd order branches up to 50mm in diameter.

Old Rectory Sowton Exeter EX5 2AG

Ref. No: 13/1925/TCA | Received: Sat 24 Aug 2013 | Validated: Tue 27 Aug 2013 | Status: Approval - standard time limit

Retention of various non-illuminated signs on fences at entrance off Bishops Court Lane.

Bishops Court Gardens Bishops Court Lane Clyst St Mary Exeter EX5 1DH

Ref. No: 13/1782/ADV | Received: Wed 07 Aug 2013 | Validated: Thu 15 Aug 2013 | Status: Approval with conditions

Conversion and extension of outbuilding to create separate dwelling and construction of new boundary wall.

Myrtle Cottage Clyst St Mary Exeter EX5 1BB

Ref. No: 13/0946/FUL | Received: Mon 29 Apr 2013 | Validated: Fri 10 May 2013 | Status: Approval with conditions

Conversion and extension of outbuilding to create separate dwelling and construction of new boundary wall.

Myrtle Cottage Clyst St Mary Exeter EX5 1BB

Ref. No: 13/0948/LBC | Received: Mon 29 Apr 2013 | Validated: Mon 29 Apr 2013 | Status: Approval with conditions

T1, Holly - Reduce multi-stemmed tree to the level of the adjacent hedge.

Dingley Dell Sowton Exeter EX5 2AE

Ref. No: 13/0570/TCA | Received: Tue 05 Mar 2013 | Validated: Tue 05 Mar 2013 | Status: Approval - standard time limit

Certificate of lawfulness for single storey extension

Clysthayes Sowton Exeter EX5 2AQ

Ref. No: 13/0444/CPL | Received: Mon 25 Feb 2013 | Validated: Mon 25 Feb 2013 | Status: CPL Approve Part 1

Construction of up to 80 dwellings incorporating details of means of access off the A3052 (Outline application reserving matters of layout, scale, appearance and landscaping).

Land to the east of the Village Hall Clyst St Mary

Ref. No: 13/0365/MOUT | Received: Sat 16 Feb 2013 | Validated: Wed 20 Feb 2013 | Status: Approval with conditions

Display of 2no free standing non-illuminated signs

Exeter Science Park (Adjacent A30) Clyst Honiton

Ref. No: 13/0172/ADV | Received: Tue 22 Jan 2013 | Validated: Tue 22 Jan 2013 | Status: Approval with conditions

Internal alterations to introduce additional bedroom and replacement window in south elevation, as a variation of listed building consent 09/1172/LBC in respect of conversion of skittle alley.

The Maltsters Arms Clyst St Mary Exeter EX5 1BL

Ref. No: 12/2685/LBC | Received: Tue 11 Dec 2012 | Validated: Wed 19 Dec 2012 | Status: Approval with conditions

Conversion and extension of outbuilding to create separate dwelling and construction of new boundary wall

Myrtle Cottage Clyst St Mary Exeter EX5 1BB

Ref. No: 12/2591/LBC | Received: Tue 27 Nov 2012 | Validated: Fri 14 Dec 2012 | Status: Withdrawn

Construction of rear dormer windows and provision of additional guest rooms as a variation to condition imposed on planning permission 06/0699/COU

Eastcote Clyst St Mary Exeter EX5 1AE

Ref. No: 12/2378/FUL | Received: Mon 29 Oct 2012 | Validated: Thu 01 Nov 2012 | Status: Approval with conditions

T1 & T2 Oak - Remove or reduce selected branches that are compromising the BT cable as identified in the application.

2A Hazelmead Road (Rear Of) Cat And Fiddle Park Clyst St Mary Exeter EX5 1QH

Ref. No: 12/2359/TRE | Received: Mon 22 Oct 2012 | Validated: Mon 22 Oct 2012 | Status: Approval with conditions

Construction of conservatory on side elevation

1 Manor Cottages Clyst St Mary Exeter EX5 1BN

Ref. No: 12/1262/FUL | Received: Thu 31 May 2012 | Validated: Mon 11 Jun 2012 | Status: Approval - standard time limit

Variation of condition 3 of planning permission 90/P2469 to allow up to three outdoor musical events in any calendar year

Westpoint Exhibition Centre Westpoint Clyst St Mary Exeter EX5 1DJ

Ref. No: 12/0698/FUL | Received: Fri 16 Mar 2012 | Validated: Fri 30 Mar 2012 | Status: Approval with conditions

Variation of condition 7 of planning permission 90/P2469 to allow up to 2000 touring caravans to be parked outside of permitted area where in direct relation to an event taking place in the Westpoint Exhibition building, for a maximum of 28 days per calendar year

Westpoint Exhibition Centre Westpoint Clyst St Mary Exeter EX5 1DJ

Ref. No: 12/0468/VAR | Received: Fri 16 Mar 2012 | Validated: Thu 22 Mar 2012 | Status: Approval with conditions

Construction of cover over existing yard

Sowton Barton Farm Sowton Exeter EX5 2AF

Ref. No: 11/2158/FUL | Received: Tue 27 Sep 2011 | Validated: Tue 27 Sep 2011 | Status: Approval with conditions

Installation of flue in outbuilding to serve biomass central heating boiler.

Bishops Court Bishops Court Lane Clyst St Mary Exeter EX5 1DH

Ref. No: 11/1810/FUL | Received: Sat 13 Aug 2011 | Validated: Thu 18 Aug 2011 | Status: Approval with conditions

Construction of single storey rear extension

Pinewood Sidmouth Road Clyst St Mary Exeter EX5 1DN

Ref. No: 11/1795/FUL | Received: Wed 10 Aug 2011 | Validated: Wed 10 Aug 2011 | Status: Approval with conditions

Reconstruction of roof and repair and replacement of fire damaged first floor areas, including partitions

15 Sowton Village Sowton Exeter EX5 2AD

Ref. No: 11/1755/LBC | Received: Sat 06 Aug 2011 | Validated: Mon 22 Aug 2011 | Status: Approval with conditions

Reconstruction of roof and repair and replacement of fire damaged first floor areas, including partitions

16 Sowton Village Sowton Exeter EX5 2AD

Ref. No: 11/1757/LBC | Received: Sat 06 Aug 2011 | Validated: Mon 22 Aug 2011 | Status: Approval with conditions

Reconstruction of roof and repair and replacement of fire damaged first floor areas, including partitions

17 Sowton Village Sowton Exeter EX5 2AD

Ref. No: 11/1756/LBC | Received: Sat 06 Aug 2011 | Validated: Mon 22 Aug 2011 | Status: Approval with conditions

Reconstruction of roof and repair and replacement of fire damaged first floor areas, including partitions

14 Sowton Village Sowton Exeter EX5 2AD

Ref. No: 11/1754/LBC | Received: Sat 06 Aug 2011 | Validated: Mon 22 Aug 2011 | Status: Approval with conditions

Extension to restaurant and kitchen

Westpoint Centre Devon County Agricultural Association Sidmouth Road Clyst St Mary Exeter EX5 1DJ

Ref. No: 11/1631/FUL | Received: Sat 23 Jul 2011 | Validated: Mon 01 Aug 2011 | Status: Approval - standard time limit

Certificate of lawfulness for the construction of open sided garden canopy building

Pine Ridge Sowton Exeter EX5 2AG

Ref. No: 11/1525/CPL | Received: Sat 09 Jul 2011 | Validated: Wed 27 Jul 2011 | Status: CPL Approve Part 1

Re-siting of existing pole and overhead line

Land North East Sowton Barton Farm Cottages Sowton

Ref. No: 11/1433/OHL | Received: Thu 23 Jun 2011 | Validated: Thu 23 Jun 2011 | Status: Circular 14/90 - No objections

Construction of UPVC double glazed porch to west elevation

6 Glade Walk Cat And Fiddle Park Clyst St Mary Exeter EX5 1QG

Ref. No: 11/1170/FUL | Received: Fri 27 May 2011 | Validated: Tue 31 May 2011 | Status: Approval - standard time limit

Retention of single storey extension to replace temporary toilets

Blacksmiths Forge Westpoint Clyst St Mary Exeter EX5 1DJ

Ref. No: 11/0962/FUL | Received: Tue 26 Apr 2011 | Validated: Tue 26 Apr 2011 | Status: Approval - standard time limit

Replacement of windows and door to rear of property

3 Craigs Cottages Clyst St Mary Exeter EX5 1BE

Ref. No: 11/0592/LBC | Received: Wed 16 Mar 2011 | Validated: Tue 29 Mar 2011 | Status: Refusal

Retention of raised patio, summerhouse and pergola

14 The Village Clyst St Mary Exeter EX5 1BQ

Ref. No: 10/2343/FUL | Received: Tue 16 Nov 2010 | Validated: Mon 10 Jan 2011 | Status: Approval with conditions