

Bishops Clyst Neighbourhood Plan

Consultation Statement – Part 1

Community Consultation



Bishops Clyst Parish Council

May 2016



Help save paper, trees and the planet...for our future generations.

If you need to print a copy, please note that this Statement has been designed and formatted for two-sided printing (duplex).

Part 1 Contents:

Preface	3
Part 1: Community Consultation Statement	4
1. Background to Consultation on Neighbourhood Plan	4
2. Summary of Consultation Approach to Engage the Community	5
3. Equality and Inclusivity	6
4. Initial Launch	6
5. Community Survey	7
6. Community Context	8
7. Local Business	8
8. Vision, Aims and Objectives Consultation	10
9. 1st Draft Plan Consultation	11
10. Regulation 14 (Pre-submission Stage) Consultation	12
11. Conclusions	13

Consultation Statement Appendices:

		page:
1	Bishops Clyst Community Engagement Strategy	14
2	Communication Strategy	16
3	Launch Publicity and Call for Volunteers	19
4	Launch Response	20
5	Community Questionnaire 2014	21
6	Young People's Consultation	29
7	Standard Letter to Community Groups and Organisations	30
8	List of Community Groups, Organisations and Local Businesses Consulted	31
9	Standard Letter to Local Businesses	32
10	Aims and Objectives Consultation Event - Publicity	34
11	Aims and Objectives Consultation Event Response	35
12	Draft Neighbourhood Plan First Consultation Letter	37
13	Summary of Responses to First Consultation	38
14	Regulation 14 Consultation Letter	41
15	Regulation 14 Consultation Form	44
16	Regulation 14 Local Consultees List	45
17	Regulation 14 Response Summary	47

Preface

This Consultation Statement has been prepared by the Bishops Clyst Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- (a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- (b) Explain how they were consulted
- (c) Summarise the main issues and concerns raised by the persons consulted
- (d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Part 1 of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community and community interests in developing the Bishops Clyst Neighbourhood Development Plan.

The aims of the Bishops Clyst Neighbourhood Plan consultation process were to:

- ensure the Plan was informed by the views of local people and other stakeholders from the earliest stage
- ensure that consultation events and drop-in sessions enabled people 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the Neighbourhood Plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

Part 1: Community Consultation Statement

Bishops Clyst Parish Council was keen to ensure that the Neighbourhood Plan was a community-led document. The Bishops Clyst Neighbourhood Plan Steering Group was established from community volunteers with Parish Council representation and the widest range of people and groups have tried to be engaged.

Consultation was undertaken by the Steering Group working to a strategy and programme that was prepared, with some guidance from our consultant.

Consultation events and surveys took place at the following stages in the neighbourhood planning process:

Bishops Clyst Neighbourhood Plan – Consultation Events		
Event	Dates	Purpose
Questionnaire and letter/email	November 2014	Identify issues
Workshop	January 2015	Propose Aims & Objectives
Community Consultation	March 2015	Review Aims & Objectives
Drop-in Events	January 2016	Review draft Plan

1. Background to Consultation on Neighbourhood Plan

Bishops Clyst Parish Council agreed to undertake a Neighbourhood Plan in August 2014. A Neighbourhood Plan Steering Group was established by inviting members of the community, via the Clyst Valley News and word of mouth, to join parish councillors on the Steering Group.

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation. The Parish Council and its Steering Group has sought continuously to work with the local community to ensure the Plan, as much as possible, reflects their views and wishes. We maintained close liaison with East Devon District Council and thanks are given for their support and encouragement throughout.

In preparing the Bishops Clyst Neighbourhood Plan the Steering Group has consistently ensured that residents and other stakeholders including local authorities, interest groups, land owners, businesses and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved.

In order to make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to produce a Neighbourhood Plan website¹ so that as much as possible could be made easily accessible online and an easy method of feedback could be established.

¹ <http://planning.bishopsclyst.co.uk/>

2. Summary of Consultation Approach to Engage the Community

A number of key community consultation stages were identified at the outset and set as key milestones in the Project Plan. A stage by stage approach to community engagement and consultation was incorporated in a Project Plan (see Summary Version in Appendix 1). This identified, and made plain, the key stages in the process when we would need to consult the whole community. By doing this it:

- enabled each consultation stage to be properly planned for
- ensured the community at large understood when and why they were being consulted

The Steering Group also agreed a Communication Strategy², see Appendix 2, which was founded on a number of important principles:

- publicising as widely as possible
- utilising a variety of methods
- applying the right method to the task and the required outcomes
- providing appropriate levels of assistance, explanation and interpretation
- maximising access and opportunity
- encouraging reaction and feedback
- reporting back on what was said and how it has been interpreted

Aside from the highly programmed and organised consultation ‘events’ at key stages, the Steering Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by:

Communication Methods:	Brief Description:
Website	We developed our own Neighbourhood Plan website, linked to the Bishops Clyst PC website. All documents, minutes, reports and ancillary information have been available for inspection.
Reporting in person	An item was included on every Parish Council agenda to allow a progress report to be given to councillors and the public present. Our Neighbourhood Plan Steering Group meetings have been held in the village school. They were advertised on parish notice boards and in Clyst Valley News. Members of the public were invited to attend and participate in discussions.
Parish Noticeboards	Agendas and minutes of all meetings were displayed on the parish notice boards in Sowton, Clyst St Mary village, Winslade Park and Cat & Fiddle.
Local newspapers and newsletters	The Clyst Valley News is delivered free to every home in Clyst St Mary on a monthly basis. The Contact Magazine is distributed in Sowton but a charge is made. Regular articles appeared in these publications giving details of consultation events, NP meetings and general progress.

² The approved Communication Strategy can be found at: <http://planning.bishopsclyst.co.uk/>

3. Equality and Inclusivity

We recognise that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation or trade union affiliation. We made efforts to reach those that others have traditionally found hard to reach and hard to hear. We agreed a Communication Strategy as part of an overall consultation and engagement plan, both to guide our approaches and monitor our effectiveness.

4. Initial Launch

Notice of the Parish Council's intention was first publicised by East Devon District Council as a result of the application to have a neighbourhood area designated.

It was decided that the most effective way to 'launch' the neighbourhood planning process locally was by publicising the intention in the Clyst Valley News. The article appeared in the August 2014 issue with a follow-up item in the September 2014 edition, copies of these items can be found at Appendix 3. A very similar article was published in the Contact Magazine (which is distributed in Sowton) in November and December 2014. Local residents were invited and encouraged to join the Neighbourhood Plan Steering Group which, was being set up by the Parish Council, to oversee the production of the document.

4.1 Who was consulted?

Letters or emails were sent to 48 key stakeholders, 31 local businesses, 27 landowners and 14 local organisations and interest groups during November 2014 to make them aware of the Parish Council's intentions and to canvas initial thoughts on what the Neighbourhood Plan could do for the area of Bishops Clyst. A copy of the letters sent to local groups and businesses and landowners can be found at Appendices 7 and 9.

4.2 What did they say?

Whilst we received several acknowledgments, including support and good wishes in our endeavours, there were relatively few positive contributions to the 'debate'. A number of individuals volunteered following the articles in Clyst Valley News. The Neighbourhood Plan Steering Group first met on 17th September 2014. Membership of the Group is listed as part of Appendix 4.

4.3 How were the issues and concerns responded to?

All comments were reported to the NP Steering Group and taken into account during the Workshop discussions covered in Section 6 of this Report.

5. Community Survey

Our local evidence gathering had identified a number of significant gaps in our knowledge and understanding of the local situation. After considering our consultation options, we prepared and distributed a Community Questionnaire in November 2014 which:

- provided some feedback from work we have done on identifying the key issues for the area (i.e. help to set out some context)
- asked questions about some of the local issues which have come to light so far during the process
- asked questions to help fill gaps in our understanding of key local issues and problems
- asked about people's aspirations for their themselves and their neighbourhood

The questionnaire/survey was delivered to each household in the Parish.

Bishops Clyst Neighbourhood Plan NP Questionnaire	
Date(s)	Delivered during first two weeks of November 2014
Deliver Method(s)	Team of Volunteers delivered to every dwelling in the Parish
No. of questionnaires delivered	655
No. of completed questionnaires returned	332
Return Options	Collected Drop off at local shop Filled in on-line

5.1 Who was consulted?

Everybody who lived, worked or visited the Parish was given the opportunity to complete the Community Questionnaire³. It was delivered to every dwelling in the Parish and additional copies were made available; at Clyst St Mary School, for parents of children who attend the school but live outside the parish; at Mills Shop for people using local services who live outside the parish and a version was down-loadable on-line.

5.2 What did they say?

A report on the results of the survey was produced in December 2014⁴

5.3 How were the issues and concerns responded to?

The results of the Survey were reported to the Steering Group in January 2015. The results were used to identify Aims and Objectives in the Workshop held in January 2015.

³ A copy of the questionnaire is included as Appendix 5 to this report.

⁴ A separate report on the Bishops Clyst Community Questionnaire 2014 has been available online since January 2015 and can be found at: <http://planning.bishopsclyst.co.uk/>

6. Community Context

Alongside the community questionnaire we wrote to all the community-based organisations, groups and local businesses. Our initial communication was aimed at ensuring that all such bodies were aware of neighbourhood planning in the area and had an opportunity to make a contribution. We also asked them to encourage their 'members' to participate in the neighbourhood planning process. A copy of the standard letter sent to community groups is included in Appendix 7.

6.1 Who was consulted?

A list of all bodies that were written to is included in Appendix 8⁵. The dates and purpose of our communications is shown below:

6.2 What did they say?

A very limited response was received to the consultation process. Business comments were limited to questions of access and traffic on the A3052. No relevant response was received from landowners. Local organisations provided a number of detailed comments and suggestions.

6.3 How were the issues and concerns responded to?

The comments received were taken into account during the process of identifying Aims and Objectives in the Workshop held in January 2015.

7. Young People

The young people of the Parish were invited to complete the Community questionnaire alongside all other members of the community. The response when analysed in December 2014 showed that the response from the younger members of the community been very poor. Only seven of the respondents out of the 332 received were under the age of 25.

It was decided by the Steering Group, at its January 2015 meeting, that:

- Informal conversations would be held with young people with the hope of encouraging some more to complete the community questionnaire
- The Head of Clyst St Mary Primary School would initiate ways to 'consult' with her pupils
- An approach would be made to Clyst Vale College to 'engage' with those secondary school pupils that were resident in our Parish

7.1 Who was consulted?

A set of topic headings/questions were agreed, which would form the basis of a survey of local children within the respective schools, see Appendix 6. The staff of the School were given licence to carry out the survey in whatever way they considered most appropriate.

As a result of the additional effort and the co-operation of the heads of the respective schools, the following response was elicited:

St Marys Primary School – Class 2 (23 children) and Class 5 (31 children) contributed their thoughts on the Parish today and in the future.

Clyst Vale College – 19 pupils contributed their thoughts to the neighbourhood plan process.

⁵ Full details of who we wrote to and what they said in consultation has been made available online and can be found at: <http://planning.bishopsclyst.co.uk/>

Community Questionnaire – 9 responses in total were received from the under 25's. Only three of the respondents were aged under 18.

7.2 What did they say?

The Primary School exercise was done on a class basis. A number of matters of interest or concern to younger people were raised that could be taken into account when preparing the Neighbourhood Plan. These include:

- Protecting existing community facilities
- Providing better and more leisure and recreation opportunities
- Allowing the primary school to improve and expand
- Making play areas and their equipment more adventurous
- Addressing traffic issues

The young people of senior school age contributed their thoughts via a short survey. There were a number of matters raised of particular interest or concern to our younger residents that could be taken into account when preparing the Neighbourhood Plan. These include:

- Protecting the setting and rurality of the Parish
- Protect community facilities
- Improve access to the countryside
- Increase recreation and leisure facilities and opportunities

7.3 How were the issues and concerns responded to?

A full report of the Young Person's Response⁶ was prepared and presented to the Neighbourhood Plan Steering Group in March 2015. The results and the many ideas generated were taken into account when reviewing the scope of the Plan and the content of the Community Action Plan agenda. The Steering Group also made a commitment to consult further with young people as the Plan developed and to do so in appropriate and more imaginative ways. The Head of Clyst St Mary Primary School is a member of the Steering Group.

8. Local Business

As a follow-up to the initial letter, during April 2015 a member of the NP Group visited every business in the Parish. They explained the reasons for the plan, the process being followed and encouraged businesses to participate in the process. They also collected email addresses for use in future correspondence. The only comments from this particular consultation related to:

- broadband issues;
- concern about possible future housing development replacing business units;
- lack of a local doctor's surgery; and
- the possible need to expand the village shop if there is further development.

The list of local businesses contacted through the process is included in Appendix 8.

⁶ Full details of who we wrote to and what they said in consultation has been made available online and can be found at: <http://planning.bishopsclyst.co.uk/>

9. Vision, Aims and Objectives Consultation

The Bishops Clyst Neighbourhood Plan Steering Group undertook work to analyse and interpret the information we had gathered and what we had been told by various surveys and consultation events. We used all this ‘evidence’ in a workshop session that took place on 24th January 2015 to prepare a set of draft themes, aims and objectives for the Neighbourhood Plan. These we recognised needed to be shared with the community at large.

It was decided by the Steering Group, at its meeting on 12th February 2015, to hold a community consultation during March 2015 at which we would:

- report back on response and conclusions from the Community Questionnaire
- share a draft vision and objectives for the Bishops Clyst Neighbourhood Plan
- set out the themes and priorities for neighbourhood planning policies
- seek reaction/endorsement of the vision and objectives
- invite suggestions for specific planning policies

The Steering Group decided that the best method to do this was to hold an exhibition to display the findings and proposals and allow local people to view it together and share reaction and responses.

Bishops Clyst Neighbourhood Plan NP Vision, Aims and Objectives	
Date(s)	Saturday 7 th March 2015 Tuesday 10 th March 2015
Location(s)	Saturday – Clyst St Mary School Tuesday (morning) Cat and Fiddle PH Tuesday (evening) Sowton Village Hall
Attendance (Nos.)	56 – Saturday 7 th March 2015 21 – Tuesday 10 th March 2015 morning 30 – Tuesday 10 th March 2015 evening

9.1 Who was consulted?

The Community Consultation was extensively advertised on notice boards throughout the Parish and by an article in Clyst Valley News and via a leaflet drop in Sowton in March 2015.

9.2 What did they say?

A report on the consultation exercise was produced in March 2015 and has been available on the website since May 2015⁷. Attendees at the exhibition were encouraged to indicate their support or otherwise to each of the draft aims and objectives and take the opportunity to leave comments and thoughts on the sheets and post-it notes provided. People were able to read what others had said and also react or comment on the comments. Whilst most of the draft aims and objectives received strong endorsement via this consultation process a number were ‘flagged’ as requiring a re-think and/or a re-write. A full analysis of the community reaction and response was carried out and brought together in a Report of the Consultation that was produced for the Steering Group in March 2015. The report also made recommendations to the Parish Council on the revised Aims and Objectives that should be adopted for the Bishops Clyst Neighbourhood Plan.

⁷ A fuller report of this consultation has been available online since April 2015 and can be found at:

<http://planning.bishopsclyst.co.uk/>

Further details of the Vision, Aims and Objectives Consultation Event are included as Appendices 10-11

9.3 How were the issues and concerns responded to?

The Steering Group at its meeting on the 26th March 2015 considered the response from the consultation and agreed a series of modifications and refinements to the Neighbourhood Plan's aims and objectives before referring them to Bishops Clyst Parish Council for adoption. As a result of comments received, several of the objectives were amended and one was removed. Details are set out in the Report.

The adopted aims and objectives were to be used to develop the planning policies of the Neighbourhood Plan and other proposals for action by the Parish Council or other community bodies.

10. 1st Draft Plan Consultation

The Bishops Clyst Parish Council decided that it would carry out a consultation on the first draft of the Neighbourhood Plan prior to the formal Regulation 14 Pre-submission consultation stage.

Bishops Clyst Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	September 2015
Method(s)	Email and Letter
Number	21
Responses	8 (6 from community-based sources)

10.1 Who was consulted?

Notice of the existence and availability of a first draft version of the Plan was sent to representatives of local organisations, voluntary organisations and the most relevant of public authorities. See Appendix 12 for the letter sent to them.

10.2 What did they say?

A number of points of detail correction and amendment were received from local people and organisations. Responses from public bodies are given in Part 2. The response we received from community-based sources is set out in a summary table in Appendix 13 along with the actions we proposed as a response. This table was reported to the Steering Group meeting of insert date at which the actions and changes to the draft Plan were agreed. The Group was grateful to those people that had taken the time to read through this early draft version and to help identify the inaccuracies.

10.3 How were the issues and concerns responded to?

Generally, the comments were covered by correction to or expansion of the text of the draft Plan.

11. Regulation 14 (Pre-submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority in advance of their statutory Regulation 16 consultation.

11.1 Who was Consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

All of the residents and businesses within the parish were consulted together with a range of statutory bodies. A copy of the plan was also sent to the Local Planning Authority, East Devon DC, although its officers had been involved in the consultation process and finalising the draft plan.

11.2 How were they Consulted?

The Steering Group circulated a letter and posted a notice on the website (see Appendix 14) informing all local organisations and businesses within the Neighbourhood Plan Area. Notices were erected on all public notice boards throughout the parish directing people to an online copy of the plan, or hard copies could be viewed at various locations in the parish, or an individual copy could be requested. Articles were published in Clyst Valley News and Contact promoting the consultation and reminders were issued via the Bishops Clyst website. The Bishops Clyst website also directed people to the Plan from its home page. The letter and notice indicated how to respond and provided the deadline by which representations needed to be returned. A copy of the standard response form that people were encouraged to use can be found at Appendix 15.

The Plan was also sent by email to a list of local bodies and groups (See Appendix 16) with explanation of what was required for the consultation and the date when responses were required by. All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the course of the consultation the key consultation stakeholders were contacted to enquire whether a response would be made.

Drop-in sessions were organised in February 2016 at Clyst St Mary and Sowton Village Halls and the Cat & Fiddle Inn. These were to allow residents and businesses to ask questions of the steering group and provide comments and concerns on top of the formal consultation response forms.

11.3 What did the Consultees say?

A total of 14 responses were made by members of the general public. No returns were from businesses or agents of landowners or developers. A summary of the responses and our response to them is set out at Appendix 17.

12. Conclusions

The level of community consultation and engagement undertaken during the production of the Bishops Clyst Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Background

The neighbourhood planning legislation places an obligation on the body responsible for preparing the Neighbourhood Plan to carry out an extensive and inclusive programme of community engagement and to prepare a report, as a supporting document to the Plan itself, to show how, when and where local people and businesses were 'engaged' in the neighbourhood planning process and what the outcome was.

The Project Plan has earmarked four main consultation points during the plan-making period that are the responsibility of the Parish Council and its Working Group to deliver:

- C1** – *publicise intention, recruit helpers* – from July 2014
- C2** – *'survey' of local needs & demands* – from October 2014
- C3** – *consult on vision & objectives* – from February 2015
- C4** – *consult on draft plan* – from October 2015

Outline Proposal

C1 – It is proposed to place a feature in the Clyst Valley News and on the Parish Council website that is intended to:

- launch the neighbourhood plan, now the area has been officially designated as an NP area
- show the plan-making timetable and explain the process in simple form
- confirm that the planning process is to be community-owned and led
- explain the role of the Steering Group and who is on it and why
- emphasise the need to consult at key stages in the process
- give details of how to find out information, make contact, keep in touch with progress
- make a call for volunteers

Timetable: July-September 2014

C2 – The purpose of this major consultation is:

- To share the main findings and conclusions from the evidence base
- To test our conclusions on the bigger issues and main themes
- To establish community views and aspirations
- To carry out specific consultations with interest groups to fill in the gaps in our knowledge and understanding
- To encourage and facilitate debate where it is need

We want to involve and engage with as many people as possible. To make it as effective as possible, we propose to deliver:

- a community questionnaire to every household
- write to all community and voluntary organisation
- and carry out a survey of local businesses
- a web-based survey and social media activities
- school and youth-based activities

Timetable (provisional): October – December 2014

C3 - It is proposed to hold an exhibition that is intended to:

- report back on response and conclusions from the C2 consultation programme
- share a draft vision and objectives for the Bishops Clyst Neighbourhood Plan
- set out the themes and priorities for neighbourhood planning policies
- seek reaction/endorsement of the vision and objectives
- invite suggestions for specific planning policies
- encourage community action and enterprise to realise the vision

Timetable (provisional): February-March 2015

C4 – The Parish Council has a statutory duty to ensure that consultation on the draft Neighbourhood Plan takes place for at least 6 weeks and everybody has an opportunity to see and/or hear what it contains, and to comment on it. We suggest:

- A number of hard copies of the draft Plan should be placed on deposit for public viewing in suitable locations in the Parish
- A summary leaflet is distributed to every household
- The Plan's purpose and policies is featured in the Clyst Valley News

Timetable (provisional): October-December 2015

Bishops Clyst NP Project Plan Overview – Version 1 June 2014																					
	2014							2015													
STAGE:	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	
Getting Started		C1	C1	C1																	
Identify Issues					C2	C2															
Vision & Objectives									C3	C3											
Generate Options																					
Prepare Draft Plan																					
Consultation & Submission																		C4	C4		
Independent Examination																					
Referendum & Adoption																					

Bishops Clyst Neighbourhood Development Plan Communications Strategy

Introduction

A Neighbourhood Development Plan⁸ (NP) is a community-led framework for guiding the future development, regeneration and conservation of an area. The foundation of a good neighbourhood plan is a robust programme of consultation and engagement. Effective community involvement is essential right from the beginning of the process. It will create a well-informed plan and a sense of ownership. Getting the recognition, views, assistance and support of a whole range of other, interested bodies and parties is also essential if the plan is to have authority and credibility. A successful Communication Strategy is a prerequisite.

Aims

The aims of the Communications Strategy are to achieve:

- Better communication, leading to better feedback and decision-making
- Improved two-way information flow
- Better information and communication channels to enable community participation
- Increased awareness and understanding of the Neighbourhood Plan, its purpose and relevance

Principles

Our Communications Strategy is based on four key principles:

- *the right information,*
- *to the right people,*
- *in the right medium,*
- *at the right time*

These principles include a number of key factors:

- Communication must be meaningful and appropriate
- Information must be accessible
- Quality mediums and methods must be used whenever possible
- Communication channels must allow information to, through and across all levels
- Information must be relevant and in plain English
- Consideration needs to be given to the needs of people with disabilities and those whose first language is not English
- The process must be transparent

Target Audiences

We want to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We want to continue the dialogue with communities based on where they live and people in communities based on common interests. We want to communicate and listen to people who others have traditionally found hard to reach and hard to hear.

⁸ As introduced by the Localism Act 2011

Messages

It is important that all our communications have as much impact as possible. To avoid dilution of the message or contradiction, the following will be the main messages that we will attempt to relay in our communications:

- The Neighbourhood Plan reflects community opinion
- The Neighbourhood Plan is a framework for the development of our area
- We want to hear your opinion
- We need the participation and support of the community and partners

The messages we send out should be:

- Short and to the point
- Not conflicting
- In plain English
- Focussing on involvement

Tools and Activities

We shall use a variety of methods based on what reaches people most effectively and has most credibility. These include:

Brochure / prospectus
Consultation events
Direct mail
Council newspaper/magazine
Email lists
Events
Exhibition
Leaflets & flyers
Local radio
Minutes of meetings
Networking
Newsletter
Parish Council newsletters
Posters
Press releases
Social media
Stakeholders' and partners' outlets
Website

The messages will be relayed using different methods for different groups. A communications matrix has been developed as an integral part of our communications strategy.

Resources

We shall make best use of the resources we have and strive to increase resources commensurate with the task. Our current resources, those that we have access to and can be applied to the task, are:

List of Available Local Resources:
Group members
Local councillors
Parish Council office
Community notice boards
Community networks
Parish newsletters
Local newspaper
Website
Facebook

Timescales

Preparing a neighbourhood plan is a sequential process based upon an agreed project plan. The project plan identifies the following key communication points and the dates in which they should be carried out:

Key Communication Point:	Target Date(s)
Launching the NP	August 2014
Seeking information	October 2014
Establishing a shared Vision	February 2015
Sharing the draft plan	October 2015
Seeking approval (through referendum)	to be determined by EDDC

Evaluation and Amendment

After the first 6 months the NP Group will carry out a communications audit to assess the effectiveness of the strategy with both 'internal' and 'external' audiences. We shall consider in particular, who has not responded or reacted to our communications? We shall discuss the evidence/results carefully and use them to amend and improve the Strategy going forward.

Extract from Clyst Valley News August 2014

Bishops Clyst Parish Residents Must Seize the Chance to Shape the Future of Their Parish



Calling all residents The Council needs YOUR input and voice!!

Bishops Clyst Parish Council is undertaking the task of putting together a Neighbourhood Plan for the whole Parish. The Neighbourhood Plan has legal status and is a community-led framework for guiding the future development and growth of an area. It allows residents to have a say on the growth of the Parish, as well as any potential changes and it is vitally important that people get involved and make their voices heard. This is where we need YOUR help – if you would like to be a part of this group please contact the Clerk by email at clerk@bishopsclyst.eastdevon.gov.uk or in writing to Ringmer, Culver Close, Bradninch, Exeter, EX5 4NY or 'phone 01392 XXXXXX.

Producing a Neighbourhood Plan gives residents the opportunity to decide their own future. It's a chance to look at housing that might be required, green area locations, leisure facilities and infrastructure. The Council has already sought funding and employed an expert to help guide us through the process, which is hoped to be finalised by January 2016. There is a real risk that if we don't undertake a Neighbourhood Plan, then important decisions will be made by officials sitting in Council offices. This is a real opportunity for the community to get involved and to have a voice in the future of this Parish.

A Neighbourhood Plan must conform to the strategic policies of the East Devon Local Plan, national planning policy and human rights legislation. Neighbourhood Plans are also subject to public examination and referendum. Once adopted a Neighbourhood Plan is taken into account in planning decisions.

TAKE OWNERSHIP – TAKE CONTROL!!

Extract from Clyst Valley News September 2014

Bishops Clyst Parish Council: Public Neighbourhood Planning Meeting

In last month's Clyst Valley News, Bishops Clyst Parish Council announced that it is undertaking the task of putting together a Neighbourhood Plan for the whole Parish. The Neighbourhood Plan has legal status and is a community-led framework for guiding the future development and growth of an area.

The first meeting of the Neighbourhood Plan Group, which is open to the public, will take place on Wednesday 17th September at 7 pm at Clyst St Mary Primary School. We welcome volunteers to join the group that can help with social media dissemination.

If you would like to be a part of this group of local people helping the Parish Council to prepare a draft Neighbourhood Plan please contact the Clerk by email at clerk@bishopsclyst.eastdevon.gov.uk or in writing to Ringmer, Culver Close, Bradninch, Exeter, EX5 4NY or 'phone (01392) XXXXXX.

Producing a Neighbourhood Plan gives residents the opportunity to decide their own future. It's a chance to look at housing that might be required, green area locations, leisure facilities and infrastructure. The Parish Council have already sought funding and employed an expert to help guide us through the process, which is hoped to be finalised by January 2016. There is a real risk that if we don't undertake a Neighbourhood Plan, then important decisions will be made by officials sitting in Council offices. **This is a real opportunity for the community to get involved and to have a voice in the future of this Parish.** Once adopted a Neighbourhood Plan is taken into account in planning decisions Appendix 4

Extract from Clyst Valley News October 2014

Bishops Clyst Parish Council: Neighbourhood Plan

Bishops Clyst Parish Council are undertaking the task of putting together a Neighbourhood Plan (NP) for the whole parish. The NP has legal status and is a community-led framework for guiding the future development and growth of an area. Producing a NP gives residents the opportunity to decide their own future. It's a chance to look at housing that might be required, green area locations, leisure facilities and infrastructure. The Parish Council have already sought funding and employed an expert, Paul Weston, to help guide us through the process, which is hoped to be finalised by January 2016. There is a real risk that if we don't draw up a NP, then important decisions will be made by officials sitting in Council offices.

The first meeting of the Neighbourhood Plan Group, which was open to the public, took place on Wednesday 17th September at Clyst St Mary Primary School. It attracted a handful of interested residents along with most members of the group. Officers were formally appointed to posts in the group, under the Chairmanship of Rob Hatton, and Paul Weston gave an interesting talk on the neighbourhood planning process. It was agreed that effective communication was paramount to the success of the whole exercise and, as an important first step, a questionnaire would go out to all parish residents with the November issue of the Clyst Valley News, eliciting their views on a range of planning issues.

If you would like to be a part of this group of local people helping the Parish Council to prepare a draft NP, or you would like more information, please contact the Clerk, Juliet White, by email at clerk@bishopsclyst.eastdevon.gov.uk or in writing to Ringmer, Culver Close, Bradninch, Exeter, EX5 4NY or call 01392 XXXXXX. Please also come along to the next public meeting of the group: **7 pm on Tuesday 14th October at Clyst St Mary Primary School**. Your contributions to the planning process are essential to the adoption by the planning authorities of a strong NP as the basis for the future development of our parish.

Membership of the Bishops Clyst Neighbourhood Plan Steering Group

Name	Residence	Parish Councillor
Alan Cotterill	Winslade Park	Yes
Bob Palmer	Clyst St Mary Village	
Carole Trim	Winslade Park	
Don Axford	CSM Village	Yes
Gaeron Kayley	Winslade Park	
Jackie Grainger	CSM Village	
Louise Herbert	School	
Mike Fernbank	Sowton Village	Yes
Noel Waine	Sowton Village	
Peter Cain	Winslade Park	
Peter Skelton	CSM Village	
Rob Hatton	Winslade Park	Yes
Roger Taylor	Winslade Park	

Extract from Clyst Valley News November 2014

Bishops Clyst Parish Council: Neighbourhood Plan

The work on the Neighbourhood Plan is going well. We are now looking for your views on issues which affect the parish. A questionnaire will be delivered to every house in the parish early in November. Please let us have your response to the questions. There will be an option to complete the form online via Survey Monkey, or it can be handed in to a collection point or collected from you. The more people who reply, the better will be our picture of what you want for your community.

Notice in contact for Sowton Residents

BISHOPS CLYST NEIGHBOURHOOD PLAN

Work is progressing on a Neighbourhood Plan for the joint parishes of Sowton and Clyst St Mary. This is an initiative to involve local residents much more closely in determining planning policies in their immediate locality. Bishops Clyst Parish Council is now looking for your views on issues which affect the parish.

To assist this process, a QUESTIONNAIRE will be d to every house in the parish early in November. Please let us have your response to the questions. There will be an option to complete the form on-line via "SurveyMonkey", or it can be handed in to a collection point or collected from you. The more people who reply, the better will be our picture of what you want for your community. People of all ages can fill in the forms.

Copy of Bishops Clyst NP Community Questionnaire 2014 - Introduction and Questions

Bishops Clyst Neighbourhood Plan Questionnaire

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

The Neighbourhood Plan is an opportunity for local residents to influence how and why development will take place in the parishes of Clyst St Mary and Sowton over the next fifteen years and more. The Plan must conform to the strategic policies contained in the East Devon Local Plan but it can put in place detailed local planning policies where the community thinks it is necessary or beneficial to do so. Once approved it will form part of the statutory development plans for the area. Before the Neighbourhood Plan can be adopted by East Devon DC, it will go before an independent Examiner, and be subject to a referendum in the Parish where, under the regulations in the Localism Act 2011, over 50% of those voting must be in favour of the Plan.

The Neighbourhood Plan will set out a vision as to what the Parish will be like to live and work in over the next fifteen years and hopefully, how that vision can be achieved. The process of producing the Plan will include a series of consultations with the community. The outcome of this work should result in a robust Neighbourhood Plan that will be considered as a material consideration in any future decisions involving planning applications, infrastructure and economic, housing and other development.

You can see from this, just how important it is that you make your views known so that they can be reflected in the final document. This questionnaire will help us understand what is important to local people and what the Neighbourhood Plan should focus upon.

If you prefer, you can fill in this questionnaire online by going to

www.bishopsclyst.btck.co.uk

Housing Development and Growth

The East Devon Local Plan proposes that an additional 90 dwellings should be built in the parish by 2026. Planning permission has been granted for: (a) Dr Bayliss' field immediately east of the Village Hall: 80 dwellings (Cavana Homes) and (b) Bridge House: 13 dwellings.

Q1) What is your view on further housing development and population growth in our parish?	
(Please tick one only)	
<i>The current planning permissions are sufficient</i>	
<i>I would support further development of up to 50 further new houses by 2026</i>	
<i>I would support further development of up to 150 further new houses by 2026</i>	
<i>I would support development exceeding 150 further new houses by 2026</i>	

Q2) If further housing development takes place where would you prefer it to take place?	
(Please tick one only)	
<i>The land around Winslade House and Clyst House</i>	
<i>Additional green-field areas north of the Village Hall</i>	
<i>Other - please specify</i>	

The owners of the land around Winslade House and Clyst House would like to develop it to provide 315 houses.

Q3) What is your view on the future of the Friends Life site?

(Please tick one only)	
<i>It should remain as commercial and open space</i>	
<i>Some housing development is acceptable on the present commercial site, but retaining the open space is important</i>	
<i>I support the current proposals</i>	

Q4) What type of housing is most needed in the parish?

(Please tick all that apply)	
<i>Affordable housing for local people to rent (e.g. from a Housing Association)</i>	
<i>Affordable housing for local people to buy (Shared Ownership or discounted sale)</i>	
<i>Private housing for sale at market values</i>	
<i>Homes suitable for retirement e.g. bungalows</i>	
<i>Executive style larger houses</i>	
<i>Other (Please specify)</i>	

Business

Q5) Should we protect existing business spaces or allow them to be converted to residential use if proposals come forward?	
(Please tick one only)	
<i>Protect</i>	
<i>Allow Conversion</i>	

Q6) Should business development be encouraged?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Q6a) If yes, should we specifically encourage:	
(Please tick all that apply)	
<i>small business units</i>	
<i>retails outlets</i>	
<i>offices</i>	
<i>small-scale manufacturing</i>	

Q7) Is it better for small commercial development or offices to be developed adjacent to built-up areas or further away?	
(Please tick one only)	
<i>Adjacent</i>	
<i>Further away</i>	

Q8) Would you support further small-unit business development at Axe Hayes if proposals come forward to expand towards Cat & Fiddle?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Other Development

If our population grows through new housing development the school may need to expand.

Q9) Should the school's expansion be on the present site, or should the development be on a new site?	
(Please tick one only)	
<i>Present site</i>	
<i>New site</i>	

Community Facilities and Services

Q10) How often do you use the following parish facilities?	<i>regularly</i>	<i>occasionally</i>	<i>hardly ever/ never</i>
At Clyst St Mary/Cat & Fiddle:			
<i>Shop</i>			
<i>Village Hall</i>			
<i>Church</i>			
<i>Half Moon Pub</i>			
<i>Football Club</i>			
<i>Play Area</i>			
At Sowton:			
<i>Church</i>			
<i>Village Hall</i>			

Leisure and Recreation

Q11) Do you feel the following age groups are adequately catered for at present with local leisure and recreation facilities and opportunities?		
	Yes	No
<i>Children up to age 11</i>		
<i>Young people age 12 to 18</i>		
<i>People age 18 to 30</i>		
<i>People age 31 to 60</i>		
<i>People 60 +</i>		

Q12) What additional leisure or recreation facilities would you most like to see provided in the parish?

Q13) Should the green recreational areas in the grounds of Winslade House be preserved for recreational use?
(Please tick one only)
Yes <input type="checkbox"/>
No <input type="checkbox"/>

Q14) If the green recreational areas in the grounds of Winslade House are preserved for recreational use, what outdoor sports facilities would you like to see provided?

Q15) Within the Winslade House sports ground it may be possible to build a social club with bar, meeting rooms, skittles alley etc. Would you support such a development?
(Please tick one only)
Yes <input type="checkbox"/>
No <input type="checkbox"/>

Traffic, Roads and Paths

Q16) Which of the following are matters of concern to you in our parish?			
	Strong concern	Some concern	No concern
<i>Increasing volume of traffic</i>			
<i>Access on and off main roads</i>			
<i>Speed of vehicles</i>			
<i>'Rat-running'</i>			
<i>Traffic noise</i>			
<i>Road maintenance</i>			
<i>HGV traffic</i>			
<i>Pedestrian safety</i>			
<i>Lack of safe cycle routes</i>			
<i>Pavements/footways/footpaths</i>			

Q17) Should the 40mph speed limit be extended from Westpoint to Cat and Fiddle?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Q18) How important is the pedestrian bridge to Clyst St Mary?	
(Please tick one only)	
<i>Very important</i>	
<i>Quite important</i>	
<i>Not important</i>	

Q19) Should we provide a better network of paths and cycle routes connecting areas within and around the parish?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Q20) Would you like to see the village street at Clyst St Mary made one way only?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Q20a) If yes, which way would you prefer?	
(Please tick one only)	
<i>Travel uphill only, from shop to school</i>	
<i>Travel downhill only, from school to shop</i>	

Q21) Would you like to see measures put in place to stop right turns off the Sidmouth Road into the top end of the village?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Q22) Would you like to see traffic-calming or other measures in Winslade Park Avenue to reduce its use as a rat run?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Parking

Q23) How do you regard parking in the parish?			
	<i>good</i>	<i>adequate</i>	<i>poor</i>
<i>On the street where you live</i>			
<i>In the old village of Clyst St Mary</i>			
<i>In Sowton village</i>			

Q24) Do you use the park and ride facilities at either Sowton or Honiton Road?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Q25) Should there be more off street public parking spaces in the village of Clyst St Mary?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Q26) Should the Parish Council spend money on additional parking spaces in the village of Clyst St Mary?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Bus Services

Q27) How often do you use the local bus service?	
(Please tick one only)	
<i>Daily</i>	
<i>Regularly about once a week</i>	
<i>Regularly about once a month</i>	
<i>Occasionally - less than once a month</i>	
<i>Hardly ever/never</i>	

Q28) How do you rate the local bus service?	
(Please tick one only)	
<i>Very good</i>	
<i>Good</i>	
<i>Adequate</i>	
<i>Poor</i>	

Q29) Do we need a No. 58 bus stop near Winslade Park?	
(Please tick one only)	
<i>Yes</i>	
<i>No</i>	

Environment

Q30) What do you think we can do to help protect and enhance the local environment?	
Please indicate up to 5 of the following you think would be most effective locally	
<i>Car sharing</i>	
<i>More cycle paths</i>	
<i>Design guide for buildings</i>	
<i>Improved drainage</i>	
<i>Improved public transport</i>	
<i>Improved rights of way & footpaths etc. to give access for all</i>	
<i>Promoting wildlife areas</i>	
<i>Renewable energy</i>	
<i>Traffic management</i>	
<i>Monitoring and controlling traffic pollution</i>	

Q31) Have you any other suggestions for improving the local environment?

You are invited to give your opinion regarding the future planning and development in the parishes of Clyst St Mary and Sowton?

Q32) What do you most like about the area where you live?
1
2
3

Q33) What would you like to see changed or improved in the parish?
1
2
3

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

Q34) What is your age group?	
(Please tick one only)	
<i>Under 18</i>	
<i>18-24</i>	
<i>25-44</i>	
<i>45-64</i>	
<i>65-74</i>	
<i>Over 75</i>	

Q35) Where do you live?	
(Please tick one only)	
<i>Sowton village</i>	
<i>Clyst St Mary village</i>	
<i>Winslade Park area</i>	
<i>Cat and Fiddle</i>	
<i>Oil Mill Lane</i>	
<i>Other</i>	
<i>Please specify:</i>	

Thank you for completing the questionnaire, we shall be reporting back on what local people have told us in the newsletter, the website and further consultation events

If you haven't arranged for this questionnaire to be collected from you within a week, please can you drop it off at or Mills Shop

Appendix 6

Young People's Consultation

Class 2 and Class 5, Clyst St Mary Primary School – Consultation Subject Matters

23 children aged 6 and 7

31 children aged 10 and 11

- Things we like about Clyst St Mary
- Things that could be improved
- What facilities do you use?
- Extra facilities you might like
- Does the School need improving?
- What is working well?
- Comments about traffic etc

Clyst Vale CC pupils (ages 11-18) – Consultation Subject Matters

19 Responses

- Things we like about Clyst St Mary
- Things that could be improved
- What facilities do you use?
- Extra facilities you might like
- Does the School need improving?
- Local traffic
- New developments up to 500 houses

A full report of the Consultation and response can be found at: <http://planning.bishopsclyst.co.uk/>

Appendix 7

Standard Letter to Community Groups and Organisations

Dear

Bishops Clyst Neighbourhood Plan

Work in preparation of the Neighbourhood Plan is well under way. It is the Parish Council's aim to have a Neighbourhood Plan in place by the end of 2015. I am writing to invite your organisation to contribute to the planning process and be kept informed of progress.

A neighbourhood plan is the prerogative of every town and parish council in England. The Localism Act 2011 has given us the right to prepare a plan that puts local planning policies in place to interpret and add detail to East Devon District Council's Local Plan. A neighbourhood plan can cover any aspect of future development we deem needs a more local policy putting in place. We can decide to have a wide-ranging set of neighbourhood policies or just deal with one or two matters. Our policies can be detailed or simply set general principles for development.

What is important is that the Neighbourhood Plan for our area reflects the wishes and aspirations of the community. Every adult will have an opportunity to vote for the Plan at a referendum before it becomes a statutory planning document. We also intend to ensure that all those who live or work in the parish are able to help determine the scope of the Plan and contribute to its preparation via an extensive consultation process over the next 9 months.

We are presently gathering facts and evidence in order to understand better how our neighbourhood and communities function and what local people think about life in Clyst St Mary today and their hopes for the future. We are preparing to send a questionnaire to every household in November.

By this letter, we are also inviting every community and voluntary organisation to make a preliminary contribution to the planning process by letting us have your perspective on:

- What is good and not so good about the parish today?
- What could be done to make the parish a better place to live and work?
- What, if anything is preventing your organisation from functioning as it would wish?
- Your organisation's needs for different or better accommodation or more space in future?
- What you hope we might tackle through the Neighbourhood Plan?

We would welcome hearing from you on these and any other matter you think is relevant by email or letter, if possible by the end of November 2014.

Many thanks in anticipation

Rob Hatton

Chair of Neighbourhood Plans Group – Bishops Clyst PC

Category	Names
Local groups and organisations	Clyst St Mary Church Clyst St Mary Primary School Clyst St Mary Parents', Teachers' and Friends' Association Clyst St Mary Walking Group CSM Sports and Recreation Club 'Save Clyst St Mary' Sowton Church Village Hall Committee and User Groups
Bishops Clyst-based businesses	Ace Signs Acorn Ecology Advance Environmental Andrew Hart Belben Wells Design Cambrian Group Cat & Fiddle Inn Cat & Fiddle Park Clean Earth Energy Clyst Valley Seeds Crealy (C R Down) Dartline DCAA Devon Travel Academy Eastcote Exeter City FC F&C REIT (Aviva) Gas Power UK Glendale (Silvanus Services & Eco-sit) Good Game Company Half Moon Inn James Riggell Kensa Heat Pumps MD Building Services Ltd Mills & Son Pangea TV Parable Designs Patio Centre Plastering Company Robin Giles Rydon Motors Shield Services Showmen South Devon Herd Book Society St Bridget Nurseries Terry Adams Trinity Fire & Security Systems Vivax Metrotec Western Event Hire

Appendix 9

Standard Letters to Local Businesses and Landowners

Letter to Local businesses

Dear

Bishops Clyst Neighbourhood Plan

Bishops Clyst Parish Council has commenced the process of developing a neighbourhood plan for the area. I am writing to invite your business to contribute to the neighbourhood planning process and be kept informed of progress.

Neighbourhood plans were introduced by the Localism Act 2011 and provide the opportunity for the local community to set out its own statutory development plan and policies for its area. East Devon District Council has formally designated our neighbourhood planning area as the administrative boundary of the parishes of Clyst St Mary and Sowton (Bishops Clyst).

We are aiming to submit our draft plan to East Devon District Council by September 2015. We are currently carrying out surveys of local people, organisations and other key stakeholders and consultees. You can find out more about the neighbourhood plan and process at www.bishopsclyst.btck.co.uk.

A neighbourhood plan can cover any aspect of future development which needs a more local policy putting in place. It lets us allocate land for commercial use; allow specified changes of use without planning permission; make representations about infrastructure; create guidelines on acceptable materials and styles of building; and look at the relationship between commercial and residential properties. Policies can be detailed or simply set general principles for development.

It would be very helpful to hear from you at this early stage in the planning process if you have any views and thoughts as to:

- What is good and not so good about the parish today?
- What, if anything is preventing your business from functioning as it would wish?
- What could be done to make the parish a better place to run a business from?
- Your needs for different or better accommodation or more space in future?
- What you hope we might tackle through the Neighbourhood Plan?

We would welcome hearing from you on these and any other matter you think is relevant by email or letter by the end of November. It would also help us to keep in touch with you and canvass your opinion if you would let us have a named contact and email address. If you would like to talk directly to a member of the Neighbourhood Planning Team, please get in touch with me either by email robandjackie@hattons.biz or telephone 01392 XXXXXX.

Many thanks in anticipation

Rob Hatton

Chair of NP Group

Bishops Clyst PC

Dear

Bishops Clyst Neighbourhood Plan

Bishops Clyst Parish Council has commenced the process of developing a neighbourhood plan for the area. I am writing to invite you as a landowner in the parish to contribute to the neighbourhood planning process and be kept informed of progress.

Neighbourhood plans were introduced by the Localism Act 2011 and provide the opportunity for the local community to set out its own statutory development plan and policies for its area. East Devon District Council has formally designated our neighbourhood planning area as the administrative boundary of the parishes of Clyst St Mary and Sowton (Bishops Clyst).

We are aiming to submit our draft plan to East Devon District Council by September 2015. We are currently carrying out surveys of local people, organisations and other key stakeholders and consultees. You can find out more about the neighbourhood plan and process at www.bishopsclyst.btck.co.uk.

A neighbourhood plan can cover any aspect of future development which needs a more local policy putting in place. It lets us allocate land for commercial use; allow specified changes of use without planning permission; make representations about infrastructure; create guidelines on acceptable materials and styles of building; and look at the relationship between commercial and residential properties. Policies can be detailed or simply set general principles for development.

If you have any views and thoughts as to any issues that you hope we might tackle through the Neighbourhood Plan, please email robandjackie@hattons.biz or write to 14 Clyst Valley Road, Clyst St Mary EX5 1DD. It would also help us to keep in touch with you and canvass your opinion if you would let us have a named contact and email address, if this is not you. If you would like to talk directly to a member of the Neighbourhood Planning Team, please get in touch with me by telephone 01392 XXXXXX.

Many thanks in anticipation

Rob Hatton

Chair of NP Group

Bishops Clyst PC



BISHOPS CLYST NEIGHBOURHOOD PLAN EXHIBITION!

**COME ALONG AND HAVE YOUR SAY
ABOUT THE FUTURE OF THE PARISH**

**Saturday 7th March at Clyst St Mary School
from 10.00 a.m. to 4.00 p.m.**

**Tuesday 10th March at the Cat & Fiddle
Inn from 10.00 a.m. to noon**

**Tuesday 10th March at Sowton Village Hall
from 6.00 p.m. to 9.00 p.m.**

Green	= support	Red	= don't support
--------------	-----------	------------	-----------------

Natural Environment		
Draft Objectives	Green	Red
<i>Update survey of habitats</i>	36	
<i>Biodiversity management plan</i>	34	
<i>Protect agricultural land</i>	53	
<i>Protect old trees</i>	53	
<i>Improve river management to reduce impact of flooding in the Clyst Valley</i>	61	
<i>Monitor up-stream developments</i>	47	
<i>Improve standards of flood protection for built up area</i>	49	
<i>Improve surface water drainage to prevent flooding on village street</i>	51	
<i>Improve drainage to prevent flooding at the bottom of Winslade Park Avenue</i>	44	
<i>Plant more trees</i>	44	
<i>Resist development in the countryside</i>	65	

Built Environment		
Draft Objectives	Green	Red
<i>Protect historic buildings and character of villages</i>	55	
<i>Prevent inappropriate development</i>	55	
<i>Influence planning and design of new developments</i>	38	
<i>Identify areas suitable for development and limit development to designated development land</i>	43	
<i>Ensure development is sustainable</i>	43	
<i>Improve synergy between different parts of the Parish</i>	17	

Housing		
Draft Objectives	Green	Red
<i>Agree a short and long-term housing strategy</i>	45	
<i>Encourage community housing initiatives</i>	14	28
<i>Provide design guidance and sustainability standards for developers</i>	32	4
<i>Ensure adequate off-street parking provision for new development by setting minimum standards</i>	41	4
<i>Consider need for garden space with new properties</i>	39	2

Community Facilities and Services		
Draft Objectives	Green	Red
<i>Support exiting facilities and establishments</i>	34	
<i>Encourage local drama and arts activity</i>	25	
<i>Support school development or expansion to cater for increased population and ensure sufficient places for all local children</i>	14	29
<i>Identify land for school development or expansion</i>	13	24
<i>Enable health services to be delivered locally</i>	43	
<i>Support provision of local social club</i>	21	
<i>Improve parking facilities</i>	20	2
<i>High speed broadband across the whole Parish</i>	57	

Business and Jobs		
Draft Objectives	Green	Red
<i>Encourage formation of local business forum</i>	7	1
<i>Support diversification of farm building where necessary for survival of existing farm business</i>	25	2
<i>Improve communication network to highest standard possible</i>	40	
<i>Resist conversion of commercial sites and premises to residential use unless it brings substantial community benefits</i>	25	7
<i>Direct new business to existing business parks or brownfield sites</i>	46	
<i>Resist development on agricultural land</i>	56	

Traffic and Parking		
Draft Objectives	Green	Red
<i>Public transport links to Topsham</i>	41	7
<i>Local bus-stop on 58 route</i>	30	1
<i>Promote community transport initiatives</i>	18	2
<i>Provide more off-street</i>	19	
<i>Explore resident parking scheme</i>	12	5
<i>Investigate use of traffic lights at A376/A3052 roundabout</i>	12	24
<i>Investigate one-way system in village and associate traffic management</i>	29	7
<i>Reduce 'rat-running'</i>	49	
<i>Review speed limits on major roads</i>	30	1
<i>Improve pedestrian crossings on major roads</i>	10	3
<i>Provide pavements in built-up area where none exist at present</i>	23	4
<i>Provide a safety barrier at White Lodge</i>	10	1
<i>Widen the pavement between Cat & Fiddle and the village to mobility standard</i>	31	

Cycleways and Footpaths		
Draft Objectives	Green	Red
<i>Create traffic free linkages between the Parish and nearby settlements</i>	48	
<i>Link local cycleways to national area and national network</i>	39	
<i>Improve and maintain existing footpaths</i>	51	1
<i>create new footpaths</i>	31	1
<i>Improve signage and accessibility</i>	21	

Sports and Recreation		
Draft Objectives	Green	Red
<i>Protect and enhance existing community spaces and current facilities</i>	47	
<i>Retain existing recreational grounds at Friends Life</i>	47	
<i>Develop new facilities to meet demands</i>	14	17
<i>Provide community spaces within new housing developments</i>	30	8
<i>Assist disabled people to access sport locally</i>	27	
<i>Encourage development of sports clubs</i>	25	1
<i>Provide for a wide range of outdoor and indoor sports</i>	23	
<i>Encourage use of village halls for recreation and fitness for all ages</i>	41	
<i>Support healthy leisure activities</i>	38	

Appendix 12

Draft Neighbourhood Plan First Consultation Letter

Dear Colleagues

I am sending this [*email*] to you as the representative of an interest group within the Parish.

On behalf of Bishops Clyst Parish Council, I attach the second circulation draft of the Bishops Clyst Neighbourhood Plan for your comments. This provides an early opportunity for you to comment on the document before the more formal consultation on the final "pre-submission" version of the document. I anticipate that this will take place in November.

Please could I have any comments by the end of October.

Regards

Rob Hatton
Chairman, Bishops Clyst NP Group

Circulation List – Informal Consultation on draft Neighbourhood Plan - September 2015

Consultee	Contact	Email date
Local Interest Groups:		
Badminton Club	Malcolm McMillan	29/09
Cat & Fiddle Residents Association	Ted Trommans-Porter	29/09
Clyst St Mary PCC	Rob Hatton	direct
Clyst St Mary Players	Jenny Goode	29/09
Clyst St Mary School	Louise Herbert	29/09
Clyst St Mary Village Hall	Rob Hatton	direct
Clyst Valley AFC	Peter Cain	29/09
Oil Mill Lane Residents Association	Terry Adams	29/09
Save Clyst St Mary	Gaeron Keighley	29/09
Short Mat Bowls	John Smith	29/09
Sowton PCC	Mike Fernbank	29/09
Sowton Village Hall	Noel Waine	29/09
Sports and Recreation Committee	Peter Cain	29/09
Bishops Clyst NP Steering Group	All members	direct

2 nd Circulation NP Comments	Response
<p>Save Clyst St Mary – Residents group Keith Williams email 30.9.15 <i>“My only request is to include specific mention of the desirability of protecting and preserving the Stable Club as a recreation facility. There is strong interest in the local community, and there are potential groups who would take on this business as a going concern. This should perhaps be linked to the benefit of such a facility to the potential residents of any housing development at Friends Life, and thus to its value to developers.</i></p> <p>Kate Walters email to GK 30.9.15 <i>Just noticed a crucial glaring mistake in Bishops Clyst neighbourhood plan on page 26 Under the heading HOUSING : Introduction The old village of Clyst St Mary is largely a mixture of 19th and early 20th century development with the addition of Manor Park, built in the 1960s and small numbers of modern infill developments. <u>Most of the rest of the built up area consists of Winslade Park, a garden estate built in the 1970s, to the south of the Sidmouth Road.</u> Planning permission for 80 dwellings was given in December 2013 to Cavanna Homes for a site to the east of the Village Hall alongside the Sidmouth Road. Also Bridge House, in the centre of the village, is currently being redeveloped with planning permission for 13 dwellings. The site containing Winslade House and Clyst House has been allocated in the draft Local Plan as a site for future development with a provision of around 150 houses. <u>The estate was actually built in the mid 60's (1964/5 to be precise Somewhere we have copies of the original sales brochures</u></i></p>	<p>Noted but no change to the Plan as the opportunity at the Stables Club has gone RH to write to Keith Williams</p> <p>Change paragraph 1 on page 25 to: Most of the rest of the built up area consists of Winslade Park, a garden estate also built in the 1960s, to the south of the Sidmouth Road.</p>
<p>Clyst Valley AFC –Letter from PC 7.10.15 <i>The document is excellent and very comprehensive, though our comments are restricted to aspects pertaining to Sports and Recreation. In that regard we fully support all of the comments and recommendations, however we do not think the statements made about Clyst Valley AFC accurately reflect the information we provided in 2014. You are correct in stating that Clyst Valley is one of the oldest clubs in Devon, 124 years old, always in Clyst St Mary. We think you could add that the club has been on its current ground since 1957, a ground that is held in a trust in perpetuity for the benefit of the football club. The football ground is also used extensively by the village school for its sport activities. The club does currently run three teams but is surviving rather than</i></p>	<p>Change paragraph 4 on page 42 to read: As regards private sports facilities, the Parish is also well provided. Clyst Valley F.C. has been at its current location at the southern end of Winslade Park since 1957. It is one of the oldest clubs in Devon and the Exeter Football league (124 years old in 2015). The club currently run three teams but reports to be surviving rather than thriving. In order for the club and the ground to have a long term future for the benefit of itself and the school, investment is needed</p>

<p><i>thriving. In order for the club and the ground to have a long term future for the benefit of itself and the school, investment is urgently needed to provide an additional pitch and to bring the changing room facilities in to the 21st century. The Football Association is looking for clubs to become "Community Clubs" running teams for all age groups and both sexes and currently that is impossible with the current facilities. The changing rooms are not even adequate for the school and certainly not good enough for the school to arrange home fixtures for visiting teams, which is something they would like to do. The pitch itself also needs investment to meet new minimum standards.</i></p> <p><i>Without investment, it is difficult to foresee how long the club can remain within the village.</i></p>	<p><i>"to provide an additional pitch and bring the changing room facilities in to the 21st century – say the Club (in October 2015).</i></p>
<p>Short Mat Bowls J&I Smith email 29.9.15</p> <p><i>What a comprehensive document! The only addition I would suggest is that the community would like a bus connection to Topsham as the local Doctor's Surgery is there.</i></p>	<p>For the community action programme</p>
<p>Badminton Club M Macmillan email 29.9.15</p> <p><i>I have not yet read every word of what is a very impressive document - well done to the team. Just a couple of points I've noticed so far.</i></p> <p><i>(1) On p.5 (and p.25) Draft says that the garden estate of Winslade Park was built in the 1960's. Our house 15 WPA - one of the first - was built in 1963. The upper part of Manor Park was built in the early 1970's; the lower part (around the 'square') was earlier so possibly late 1960's.</i></p> <p><i>(2) p.26 Point 3, line 3. "If a garage is provide.." Should be 'is to be provided or just 'is provided'.</i></p>	<p>Change paragraph 4 on page 5 to read: In the mid-1960s, the garden estate of Winslade Park was built in the old grounds of Winslade House.</p> <p>Change third line of point 3 on page 27 to: "If a garage is provided...."</p>
<p>Sports & Rec Committee PC letter 7.10.15</p> <p><i>Many thanks for inviting the Club to comment on the excellent document that has been formulated by the Neighbourhood Planning Group. Unfortunately, we shall not be holding a committee meeting before the end of the month in order to discuss the document and agree a response, additionally of course the club is still in an embryonic state in that at present it does not as yet manage any sport or recreational activities. However, on behalf of the club I would like to make the following comments.</i></p> <p><i>It is good to read that the requirements for leisure facilities as required by respondents to the Community Questionnaire 2014 have been fully documented and that the much needed recreational ground on the Friends Life site at Winslade Park is under threat of development. With regard to that latter point the statements made under Policy SR2 – Protecting Existing Sports Facilities are most welcome.</i></p> <p><i>We also welcome the comments proposing that support should be given to the Club in running any leisure facilities as quoted in the East Devon Playing Pitch Strategy 2015 document. In truth however the</i></p>	<p>Difficult to change point 5 on page 44 as it is a direct quote.</p> <p>Sentence to be added to end of point reporting Parish Council decision to act as the joint trustees with F&C Reit to the recreation land.</p>

<p><i>club is more interested in running a facility rather than owning it. Our preferred view with regards to ownership is that any land set aside for sports and recreation should be held in a trust by the Parish Council.</i></p>	
<p>Roger Taylor (NP Group member) County Geological Site – Clyst St. Mary With deletion of the statement on local geology given in the first outline of the neighbourhood plan (obviously not really a planning matter), the presence of the County Geological site in Clyst St Mary in parts of the old sandpit (occupied by the Village carpark and Rydon motors) has been omitted from the circulation drafts 1& 2. Quote - “Part of the old sandpit and 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 of the Dawlish Sandstone” Would it be possible to reinstate this item in the environmental section of the plan and possibly indicate its location on Map 2 Key Diagram – Ecological Areas? Geological conservation is covered by ED Local Plan Strategy 47.</p>	<p>Add 4th paragraph on page 16 about wildlife areas and other protected areas: The parish has a number of areas of ecological or geological significance that must be protected. The Devon Biodiversity Records Centre recognises 11 such areas including Clyst Marshes, a designated County Wildlife Site, and the old sandpit (occupied by the Village carpark and Rydon motors) which is designated as a County Geological site. All these areas are included on map 3. Together they demonstrate the network and variety of habitats we have responsibility for in the neighbourhood area.</p> <p>Include area on map of protected areas – currently map 3</p> <p>Could also include a habitats map</p>

Subject: Bishops Clyst Neighbourhood Plan

Date: Mon, 4 Jan 2016 17:43:01 +0000

Dear Sir / Madam,

Notification of Publicity of Bishops Clyst Parish Neighbourhood Development Plan Pre-Submission Consultation Draft

Statutory Consultees - Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (The Regulations)

I write to inform you that we are consulting on the pre-submission draft of the Bishops Clyst Parish Neighbourhood Development Plan. We are hereby seeking your views on the draft Plan.

A copy of the draft Plan can be found on our website at: www.planning.bishopsclyst.co.uk along with other documents relating to the Plan's development.

Otherwise, copies of the draft Plan can be viewed throughout the publicity period during working hours at the following locations:

Cat & Fiddle Inn
Clyst St Mary Church,
Clyst St Mary Post Office (Mills)
Clyst St Mary School
Clyst St Mary Village Hall
Half Moon Inn
Sowton Church
Sowton Village Hall

The pre-submission consultation period runs for six weeks. Your comments and representations should be returned to us by 1st March 2016.

Representations can either be sent via email or letter to Bob Palmer at rmpalmer2@gmail.com or to Coniston, Clyst St Mary EX5 1BG.

Yours faithfully

Robert Hatton

Chairman of Neighbourhood Plan Group
Bishops Clyst Parish Council

Bishops Clyst Parish Council Website Notices

COMMENTS FOR NEIGHBOURHOOD PLAN - JANUARY 2016

The Bishops Clyst Parish Neighbourhood Development Plan (Pre-submission Consultation Draft) is now available for comments from the residents of the parishes of Sowton and Clyst St Mary before going forward to the final stages. The consultation period ends on the 1st March 2016, and any comments on the plan should reach the Neighbourhood Plan Group by that date.

A copy of the plan can be found on our website at www.planning.bishopsclyst.co.uk along with supporting documents. Otherwise, printed copies of the draft plan can be viewed up to 1st March at the following locations: Cat & Fiddle Inn, Clyst St Mary Church, Clyst St Mary Post Office (Mills); Clyst St Mary School; Clyst St Mary Village Hall; Half Moon Inn; Sowton

Church; Sowton Village Hall. Anybody wishing to borrow a printed copy to read should contact either Bob Palmer (01392 XXXXXX) or Rob Hatton (01392 XXXXXX) in Clyst St Mary or Mike Fernbank (01392 XXXXXX) in Sowton. Comments can be sent to Bob Palmer by email at rmpalmer2@gmail.com, or by the comments form or ordinary letter to Coniston, Clyst St Mary, Exeter EX5 1BG. The comments form is available to be down-loaded and printed on the Group's website

Neighbourhood Plan - Update from Gaeron Kayley - 7 February 2016

The Neighbourhood Plan, which will protect the village itself, is now in its final pre-submission Consultation phase (16 Jan - 1 March 2016).

A copy of the draft Plan can be found on the Bishops Clyst Planning website

at: www.planning.bishopsclyst.co.uk or you can go along to one of the open sessions as listed below:

- Clyst St Mary Village Hall Saturday 6th February 1pm-6pm
- Sowton Village Hall Saturday 13th February 1pm-6pm
- Cat and Fiddle Inn Wednesday 10th February 10am - 1pm

Notice Delivered to all Dwellings in Sowton Village

Bishops Clyst Neighbourhood Plan

The Parish Council is consulting and seeking your views on the Neighbourhood Plan. The draft Plan can be found on our website at: www.planning.bishopsclyst.co.uk along with other documents relating to the Plan's development and a Response Form for completion if you have any comment to make on the Plan.

Copies of the draft Plan can be viewed throughout the publicity period during working hours at The Cat & Fiddle Inn, Clyst St Mary Church, Clyst St Mary Post Office (Mills), Clyst St Mary Primary School, Clyst St Mary Village Hall, Half Moon Inn, Sowton Church and Sowton Village Hall. Copies may be borrowed from Mike Fernbank (01392 XXXXXX) together with copies of the Response Form.

We will be holding drop-in sessions to deal with questions you may have on your response at:

Clyst St Mary Village Hall on Saturday 6th February 1pm to 6pm

Sowton Village Hall on Saturday 13th February 1pm to 6pm

Cat & Fiddle Inn on Wednesday 10th February 10am to 1pm

The pre-submission consultation period runs for six weeks. Your comments and representations should be returned to us by 1st March 2016. They can either be sent via email or letter to Bob Palmer at rmpalmer2@email.com or to Coniston, Clyst St Mary EX5 1BG.

BISHOPS CLYST PARISH COUNCIL

Notification of Publicity of Bishops Clyst Parish Neighbourhood Development Plan Pre-Submission Consultation Draft - Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (The Regulations)

This notice is to inform you that we are consulting on the pre-submission draft of the Bishops Clyst Parish Neighbourhood Development Plan. We are seeking your views on the draft Plan.

A copy of the draft Plan can be found on our website at: www.planning.bishopsclyst.co.uk along with other documents relating to the Plan's development and a Response Form for completion if you have any comment to make on the Plan.

Otherwise, copies of the draft Plan can be viewed throughout the publicity period during working hours at the following locations:

Cat & Fiddle Inn
Clyst St Mary Church
Clyst St Mary Post Office (Mills)
Clyst St Mary Primary School
Clyst St Mary Village Hall
Half Moon Inn
Sowton Church
Sowton Village Hall

Copies may be borrowed from Rob Hatton (01392 XXXXXX), Bob Palmer (01392 XXXXXX), Mike Fernbank (01392 XXXXXX) or Ted Trommans-Porter (01392 XXXXXX) together with copies of the Response Form.

We will be holding drop-in sessions to deal with any questions you may have on your response at:

Clyst St Mary Village Hall on Saturday 6th February 1pm to 6pm
Sowton Village Hall on Saturday 13th February 1pm to 6pm
Cat & Fiddle Inn on Wednesday 10th February 10am to 1pm

The pre-submission consultation period runs for six weeks. Your comments and representations should be returned to us by 1st March 2016. They can either be sent via email or letter to Bob Palmer at rmpalmer2@gmail.com or to Coniston, Clyst St Mary EX5 1BG.

Robert Hatton

Chairman of Neighbourhood Plan Group
Bishops Clyst Parish Council
4 January 2016

Name:

Contact details:

Nb. Your comments will remain anonymous but it helps us to be able to contact you if we have a question about what you have said.

Please provide the following information so we can understand what aspect you are commenting on:

Page or policy number:

Comment:

Page or policy number:

Comment:

Page or policy number:

Comment:

Please continue as needed! Return by Feb 28th

Local Groups and Clubs
Badminton Club Cat & Fiddle Residents Association Clyst St Mary Primary School Clyst St Mary Players (Drama Group) Clyst St Mary Village Hall Clyst St Mary Parochial Church Council Clyst Valley FC Oil Mill Lane Residents Association Save Clyst St Mary Group Short Mat Bowls Sports & Rec Committee Sowton Parochial Church Council Parochial Church Council Sowton Village Hall
Local Businesses
Ace Signs Acorn Ecology Advance Environmental Andrew Hart Ass of East Devon Chambers of Commerce Belbin Wells Design Berkleyparks (Cat & Fiddle) Cambrian Group Cat & Fiddle Inn Cavanna Homes Clean Earth Energy Clyst Valley Seeds Crealy (C R Down) Dartline DCAA (Westpoint) Devon Travel Academy Eastcote E Devon Fed of Small Businesses Exeter Chiefs Rugby Exeter City FC F&C REIT (Aviva) Gas Power UK Glendale (Silvanus & Eco-sit) Good Game Co Half Moon Inn Heart of SW Enterprise Partnership James Riggell Joinery Kensa Heat Pumps MD Building Services Mills & Son Pangea TV Parable Designs Patio centre PCL Planning Plastering company Rydon Motors St Bridget Nurseries

Shield Environmental Services
South Devon Herd Book Soc.
Terry Adams
Trinity Fire & Security Systems
Vivax Metrotec
Western Event Hire

Pre-submission NP Comments	Response/Proposed Action
Michael Howe <i>Would like to see BUAB defined in NP</i>	Rewording of para 3 p5 agreed, also add reference to definition of BUAB in policy
E Trommans-Porter <i>TR4 – Needs of residents of Cat & Fiddle Park, footpath to village (West) is not good enough for pushchairs, wheelchairs & cycles, this still needs to be addressed</i> <i>TR1 – There is still a problem with persons crossing A3052 at C&F Park and the high speed of traffic, this has not been addressed.</i> <i>In both respects, the village seems to end at Westpoint</i>	Policy TR4 is a general policy for improvement of footpaths. The poor footpath and difficulty of crossing the A3052 are covered on P37 in the Introduction to the Traffic & Parking section. Further text will be added to Justification section on p39. These specific issues will be raised with BCPC for addition to the Parish Council Action List
David & Theresa Nelson <i>TR1 - ...Also returning from Sidmouth and crossing the road from the far side, with particular reference to the peak traffic and dark evenings. Two actions that should be proposed to alleviate the problems are a pedestrian crossing and a reduced speed limit</i>	See above
Ivor Spriggs <i>The description of Clyst St Mary omits the parish church, this should be included</i> <i>General comment – an excellent document, very professional, congratulations to the committee</i>	Reference to CSM Church will be added to para 2 on p25.
Janet Welch <i>Would like a place of worship for Plymouth Brethren included in the Neighbourhood Plan suggested on land behind the football club.</i>	The Neighbourhood Plan focus is on safeguarding existing community facilities. EDDC Local Plan policy PC5 covers any new community facilities including places of worship. This issue was not raised in previous consultation and it is arguable if the proposal represents a community facility. Application can be made through the planning process for this facility if supporters wish to do so.
Clive Ellis Comment same as Janet Welch above	Response as above
Roger Welch Comment same as Janet Welch above	Response as above
Mrs E Trigwell Comment same as Janet Welch above	Response as above
Margaret Leary Comment same as Janet Welch above	Response as above
Barry Coates Comment same as Janet Welch above	Response as above
Michael Short Comment same as Janet Welch above	Response as above
Duncan Welch Comment same as Janet Welch above	Response as above
Martin Ellis Comment same as Janet Welch above	Response as above
John Selby <i>Would like to see BUAB defined in NP</i>	Rewording of para 3 p5 agreed, also add reference to definition of BUAB as set out above
Exeter City Football Club (Mike Phillips) <i>Suggests 2 amendments:</i>	1) Add following to p43 final para “The club has advised us that ECFC has recently secured a 25-year

<p><i>1) Reference to Exeter City FC on Page 43 should be expanded such that it describes in greater detail the facilities which exist at the Clifford Hill site, the wider community benefits described above which come from the site and the benefits to the local community which will arise should the proposed improvements to these facilities come to fruition.</i></p> <p><i>2) Policy SR1 Local Green Space - we would propose that the Clifford Hill Training Ground should be added to the list of Local Green Spaces to be protected.</i></p>	<p>lease on the Clifford Hill Training Ground site and has ambitions to improve the facilities it has at the site. It recently submitted a pre-planning application to EDDC to replace an existing grass pitch with a full size all weather football playing area. In conjunction with this it is proposed to provide a three quarter size indoor all year round playing area with a new changing and training pavilion. It is intended that both the all-weather pitch and indoor playing facility will be available by 2020. Besides being used by the professional side of the Club, the Football Academy and the independent Football in the Community Charity (FITC), it is proposed that these new facilities will be available for community use at times when not being used by the Club itself. "The Clifford Hill site referred to is the Cat & Fiddle site.</p> <p>2) The Clifford Hill Training Ground does not fall within the definition of a Local Green Space.</p>
--	--