

Annex 2

Policy Schedule Clyst St Mary & Sowton (Bishops Clyst) Neighbourhood Plan (First Review)

Final policy wording incorporating Examiner's Proposed Modifications (July 25) and minor corrections as set out in Annex 1

Plan Ref	Topic/ Policy Title	Plan/Policy Wording incorporating Examiner's recommended changes
Policy BisC01	Protecting and Enhancing Geodiversity, Biodiversity and Wildlife	<ol style="list-style-type: none">1. Development proposals should:<ol style="list-style-type: none">1. avoid development on local wildlife sites, and habitats of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided;2. protect and enhance where possible the network of habitats, species, sites of importance and wildlife corridors;3. minimise impacts on biodiversity; and4. unless exempt, deliver a net gain in biodiversity in compliance with national legislation and the requirements of the LPA.2. Development proposals that would result in the loss of, or which would create significant harm to, wildlife sites and other areas of ecological or geological significance, will not be supported.
Policy BisC02	Protecting Trees and Woodlands	<ol style="list-style-type: none">1. Areas of predominantly native woodland (including, but not limited to, the woodlands shown on map 4) are regarded as important natural features. Any development proposals that would result in the loss, damage or deterioration of these woodlands will be resisted, unless there are exceptional reasons, and a suitable compensation strategy exists.2. Development proposals that will cause the loss of or damage to trees, woodland, or species rich hedgerows that contribute positively to the character and amenity of the area must provide for appropriate replacement planting together with a method statement for the ongoing care and maintenance of that planting where deemed necessary by the Local Planning Authority.3. New development within the proximity of existing mature trees will be expected to have a tree protection plan in place before any development commences, prepared in accordance with British Standard 5837:2012. This will detail tree protection strategies to be employed during construction. An arboriculture method statement will also be required to cover any proposed works to trees or other works within their root protection areas.4. 4. Where development results in the unavoidable loss of trees or hedgerows, proposals must provide for appropriate replacement planting on the site, or as close as possible to it, together with a management plan for the ongoing care and maintenance of that planting. Such replacement planting should use native and or local appropriate species with an expected mature size similar to those removed and be in the ratio of three trees for the loss of a large tree, two for a medium sized tree and one for a small tree. (See the Glossary for a definition of tree sizes.)
Policy BisC03	Minimising Flood Risk	<ol style="list-style-type: none">1. Wherever practical and appropriate, development proposals for the Clyst St Mary and Sowton Neighbourhood Plan Area should show how they will incorporate Sustainable Drainage System (SUDS) principles to minimise flood risk and, in particular, reduce the need for runoff into the surface water drainage system in Clyst St Mary village and at the bottom of Winslade Park Avenue.2. Proposals to improve the management of the river and other water courses and construct new defences in the neighbourhood area to reduce flooding will be supported.3. In improving flood defences, opportunities must be taken to enhance biodiversity and aid local delivery of biodiversity net gain.
Policy BisC04	Development Outside the Clyst St Mary Settlement Boundary	<ol style="list-style-type: none">1. Other than where proposed through strategic allocations or provided for by strategic policies of the Local Plan, development proposals on land outside the confines of the Clyst St Mary settlement area (as defined on Map 8) will be supported where they are necessary for the purposes of agriculture, informal outdoor recreation, or farm diversification without harming the countryside, and/or where they are in conformity with other relevant policies in the Development Plan.2. Where planning permission is required, farm diversification schemes will be supported where:<ol style="list-style-type: none">a) existing buildings are reused wherever possible but without substantial rebuilding or disproportionate extension

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		<p>b) new buildings are sensitively sited amongst or adjacent to existing farm buildings, unless operationally necessary to be sited elsewhere unless specific justification can be made that there is operational need for an alternative location.</p> <p>c) the design of any new building reflects the scale of existing buildings and respect landscape features.</p> <p>3. Development proposals should demonstrate no significant adverse impact, or that any adverse impacts are satisfactorily mitigated, on the following:</p> <p>a) landscape, geodiversity, biodiversity, habitats, and wildlife corridors</p> <p>b) existing agriculture and other land-based activities;</p> <p>c) the rural character of the area and its setting;</p> <p>d) local transport network and road safety;</p> <p>e) heritage assets; and</p> <p>f) residential amenity.</p>
Policy BisC05	Green Wedge	Development proposals in the designated Green Wedge area (shown on map 5), within the neighbourhood area, will not be supported unless it can be demonstrated that no harm to the character or purpose of this area will occur.
Policy BisC06	Heritage Assets	Development proposals affecting designated and non-designated heritage assets should be accompanied by an appropriate assessment which sets out the significance of the asset(s) (including setting) and the impact of the proposal upon significance and experience of the asset(s). Applications will be determined strictly in accordance with national policy and guidance and the development plan.
Policy BisC07	Maintaining Local Character	<p>Development should be well designed to fit in with the local area and contribute to creating a strong sense of place. New development will be required to demonstrate a high quality of design, use of materials and detail that are appropriate for the area and have regard to the prevailing scale, massing, density and plan form in the locality. Extensions and alterations to buildings will be supported so long as they complement and enhance the main building and its setting. Replacement of any building will only be supported if the proposed development makes an enhanced positive architectural contribution to the location. Boundary treatments for new and amended curtilages should reflect that prevailing in the surrounding area.</p> <p>Development proposals should accord with the Clyst St Mary and Sowton Design Codes</p>
Policy BisC08	Local Green Space	<p>The following area is designated as a Local Green Space:</p> <ul style="list-style-type: none"> • Queen Elizabeth Field <p>Inappropriate development on any designated Local Green Space named in this policy will only be supported in very special circumstances.</p>
Policy BisC09	Sustainable Development	<p>New development will be supported where it meets relevant policies in this plan and provided:</p> <p>a) sustainable construction and drainage techniques and energy conservation measures are incorporated within the development proposals;</p> <p>b) provision is made wherever possible for connection to the latest high-speed broadband and other communication networks;</p> <p>c) opportunities to further safe and secure pedestrian and cycle links are incorporated wherever possible;</p> <p>d) it does not result in the loss of land of local amenity or recreational value, unless an alternative space of equal or greater size, quality and convenience is included as part of the proposal;</p> <p>e) natural habitats are protected during construction, and measures to improve biodiversity are incorporated including, but not limited to, bee bricks, bat and bird boxes and hedgehog highways; and</p> <p>f) the need to design out crime, disorder, and anti-social behaviour to ensure ongoing community safety and cohesion, has been taken into account.</p>
Policy BisC10	Infrastructure	<p>All proposals for new development must make provision for physical and social infrastructure to address its impacts. Applications for residential development will be required to demonstrate how the infrastructure needs of the development are addressed.</p> <p>Proposals for new development that cannot demonstrate adequate measures to deliver appropriate infrastructure provision to offset its impacts will not be supported.</p>

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Policy BisC11	Clyst St Mary Settlement Boundary	<p>Development proposals on land within the defined settlement boundary of Clyst St Mary (see Map 8) will be supported where the development:</p> <ul style="list-style-type: none"> a) benefits from a safe and suitable access for all road users; b) does not impact upon the privacy of any adjoining properties; c) is consistent with the character of the locality; and d) does not increase flood risk or exacerbate existing sewage disposal problems; and e) is generally in compliance with other policies in the development plan. <p>Areas outside the built-up area boundary will be regarded as countryside and subject to 'development in the countryside' policies in the development plan.</p> <p>(See Annex 1 for Revised Map 8)</p>
Policy BisC12	Land East of Clyst St Mary	<p>Land to the east of Clyst St Mary as shown on Map 9 is allocated for residential development to provide at least 72 dwellings, which cater for local needs and demands.</p> <p>This allocation will need to come forward on the basis of an agreed masterplan for the whole site that clearly demonstrates how comprehensive development will be undertaken and implemented to deliver a fully integrated and co-ordinated housing scheme that complies with the requirements of this policy. The masterplan must include measures to provide fully for infrastructure requirements and appropriate mechanisms for apportionment of development costs and contributions across separately owned land parcels. Planning permission will not be granted for any individual parcel of land in the allocation in the absence of this Masterplan.</p> <p>The masterplan for the land shown on Map 9, will be supported, subject to the provision of:</p> <ul style="list-style-type: none"> a) a satisfactory vehicular access from the A3052, which includes a signal-controlled crossing to the A3052 to provide a pedestrian and cycle connection to Church Lane; b) an estate road linking the development to the A3052 junction and to Bishops Court Lane to be fully constructed as part of the first phase of the development. The estate road to be constructed to an adoptable standard suitable for vehicular traffic, to a specification to be agreed with the Local Highway Authority with access to and from Bishops Court Lane limited to pedestrians and cyclists, until such time that the necessity of providing a vehicular access is confirmed following adoption of the East Devon Local Plan 2020-2042 . In the event of the requirement for a vehicular link between the development and Bishops Court Lane, this should be open to the public before occupation exceeds 80% of the total houses on the site and traffic mitigation measures implemented on Bishops Court Lane and Frog Lane to deter their use by through vehicular traffic. The detail specification and timing of the proposed estate road should be included in a s106; c) the Clyst Valley Trail cycle route being incorporated through the development to connect with Bishops Court Lane along with other relevant cycle and vital pedestrian links; d) the provision of safe pedestrian routes through the development which can allow connection to existing or proposed footpaths, to enable residents to walk safely to bus stops, school and village services, and other local facilities and locations, with best endeavours to connect to adjacent development, e.g. Tillage Way, and subsequently to the Village Hall; e) adequate play and amenity space with satisfactory arrangements to cover its future maintenance; f) an overall housing density, design and layout in accordance with the Bishops Clyst Design Codes and Guidance; g) a mix of housing sizes, types and tenures that satisfy identified local needs and meet local demand, based on up-to-date local housing needs information; h) affordable housing provision, which satisfies the requirements of the LPA; i) a layout incorporating tree planting and landscape elements which both protects the residential amenity of Greenspire and effects a gradual transition from built area to countryside to reduce landscape and visual impacts on the Clyst Valley; j) landscaping and peripheral boundary treatment, which retains existing trees and hedgerows, providing a minimum 10m wide woodland buffer strip to the boundary with Bishop's Court Lane to give satisfactory screening of the development in views from the Clyst Valley Regional Park, and adequately protects priority habitats in the vicinity of the site; k) a heritage assessment, where relevant, to demonstrate that the significance of any nearby designated or non-designated heritage asset will be satisfactorily conserved or enhanced; l) a water supply, drainage, and sewerage scheme for the whole site, which ensures there will not be any worsening of foul and surface water flooding to existing properties in Clyst St Mary; and m) the development conforming with other relevant policies in the Neighbourhood Plan.

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		<p>The site lies within the Zone of Influence for the Exe Estuary SPA and the East Devon Pebblebed Heaths SPA and SAC. All new residential development is required to accord with the requirements set out in the current South-East Devon European Site Mitigation Strategy or any successor document.</p> <p>Supporting text:</p> <p>9.16 Land to the east of Clyst St Mary village adjoining the recently built Greenspire development, as identified on Map 9, is allocated for residential development by policy BisC12, which sets out the key requirements of the Neighbourhood Plan. Detailed development proposals and planning applications should be preceded by a Masterplan for the whole site that reflect these requirements and shows the key design principles that underpin the layout of the overall development scheme. The Masterplan should be subject to agreement with Bishop Clyst Parish Council and the local planning authority.</p> <p>9.17 The development should deliver, as a minimum, the net strategic housing requirement for Clyst St Mary as indicated by the LPA is necessary to comply with the requirements of the new Local Plan. The maximum number of dwellings on the site should be constrained by design considerations. The overall development should respect its setting in terms of scale, height and massing and acknowledge the rurality of the location. The development should be complementary in character to that of Greenspire and in accordance with the Bishops Clyst Design Code and Guidance³⁴.</p> <p>9.18 The allocated land is within Clyst Valley Regional Park. Development should comply with the Regional Park's objectives, including the establishment of high-quality landscape that will mitigate the landscape and visual impact of the development on the Clyst Valley. As advised by the SEA, it will be important to ensure that any biodiversity net gains not achievable on the site are directed towards protecting nearby priority habitats, such as the deciduous woodland southwest of Westpoint Arena, and take "opportunities to enhance the ecological connections across the site (between this Woodland and Woodpasture and Floodplain Grazing Marsh across Bishop's Court Lane)"³⁵.</p> <p>9.19 The presence of the Grade II Red Lodge nearby will require an appropriate heritage assessment to ensure the significance of this heritage asset is recognised and, in accordance with the NPPF, development proposals serve to conserve and enhance its value.</p> <p>9.20 Development proposals should recognise the local demand for small dwellings and include a range of dwelling types and sizes that will provide for a mixed and balanced community. Affordable housing provision must be in accordance with Local Plan and the East Devon Affordable Housing Supplementary Planning Document. The type and tenure of housing provision should reflect local housing needs and policy, as advised by the East Devon Housing Needs and Strategy Team. Priority in the allocation of affordable housing should be given to local households.</p> <p>9.21 Critical to the development of this site are satisfactory access and egress arrangements for vehicles, cyclists, and pedestrians. The development should have a separate access off Sidmouth Road (A3052) and facilitate crossing of the A3052 to Church Lane for active transport modes and not depend on vehicular access or egress via Greenspire. Arrangements, which will need to be agreed with the Local Highway Authority, should ensure safe and efficient access and egress that will not cause additional congestion or delays on the A3052. Road layout and design should provide adequately for the safety of all anticipated road users as well as the amenity of residents and comply with the standards and requirements of the Local Highway Authority. The planning application should be accompanied by an appropriate assessment of traffic impacts in the area and travel plan measures.</p> <p>9.22 As part of the package of traffic management measures, Bishop Clyst Parish Council would actively support the closure of Frog Lane to motor traffic, other than for access, if that should prove possible and permissible by the Local Highway Authority. This may be facilitated by the delivery of the New Community proposed in the draft East Devon Local Plan 2020 – 2042, which is likely to significantly alter the local road network and may enable existing traffic to be removed from southern parts of Bishops Court Lane (leading to Frog Lane). Alternatively, this could be facilitated by provision of a vehicular link between Bishops Court Lane and the proposed estate road through the land allocated for development under policy BisC12, subject to support from the Highway Authority. However, the latter would likely require traffic management measures will to be introduced in conjunction with the development to reduce the priority for traffic travelling west on Bishops Court Lane and generally discourage other than local motor traffic from using Bishops Court Lane, to advance its status as a quiet lane suitable for cycling. The necessity of a vehicular link between Bishops Court Lane and the development is therefore proposed to be confirmed following adoption of the East Devon Local Plan 2020-2042, which is expected to provide additional information regarding the infrastructure to be delivered in conjunction with the proposed New Community.</p>

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		<p>9.23 Development of the land affords an opportunity to extend the Clyst Valley Trail for cyclists and walkers. A safe route, agreeable to the Local Highway Authority, should be an integral part of the Masterplan. Safe pedestrian/cycle links to Clyst St Mary village and other local facilities and destinations, which negate the need to use the A3052, should also be provided for. There are several recreation opportunities for youth and adults in the vicinity. However the development should include safe play opportunities for younger children near to home and adequate informal recreation/amenity space.</p> <p>9.24 The need to ensure water supply, drainage, and sewerage are more than adequately provided for, is paramount. Provision must comply with the requirements and standards of South West Water and other relevant bodies.</p> <p>9.25 Larger residential developments do, in certain locations, create the need for additional employment land. The proximity of many employment opportunities accessible by foot and public transport, and the business development policies of the Neighbourhood Plan, negate the need to promote a mixed-use development on the allocated for development by policy BisC12.</p>
Policy BisC13	Community Facilities	<p>1. Proposals for the redevelopment or change of use of community facilities will only be supported where:</p> <ul style="list-style-type: none"> a) there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community; b) they have been subject to consultation with the local community; and, c) it will provide an alternative community use. <p>2. Proposals for new community facilities that meet a local need will be supported provided:</p> <ul style="list-style-type: none"> a) they will not result in an adverse impact on the amenity of any existing neighbours, including businesses; b) there are safe and satisfactory pedestrian and vehicular access arrangements; and c) adequate servicing and parking arrangements.
Policy BisC14	Primary School Provision	<p>Development proposals to improve existing primary school facilities will be supported where it:</p> <ul style="list-style-type: none"> a) would not have an adverse impact on the character of the area's natural and built environments; b) can be safely accessible by pedestrians and cyclists; c) has appropriate vehicular access and does not adversely impact upon traffic circulation; d) would not result in a significant loss of amenity to local residents or other adjacent uses; and e) does not conflict with other policies in the development plan.
Policy BisC15	Existing Business Space	<p>Proposals for change of use of existing business premises away from employment activity will be resisted unless it can be demonstrated that the existing use is no longer economically viable, and all reasonable steps have been taken to let or sell the site or building for employment purposes for a period of at least 12 months to the satisfaction of the Local Planning Authority, and they are otherwise in accordance with all relevant policies in the Development Plan.</p>
Policy BisC16	Business Areas	<p>Other than where permitted elsewhere in the development plan, development proposals on the business areas listed below (and identified on Map 10) will be supported provided they are in keeping with those uses and business activity already on the sites and do not lead to the outward expansion of the sites.</p> <ul style="list-style-type: none"> 1. Langdon Business Park 2. Little Bridge Business Park 3. Westpoint 4. Winslade Park <p>All business/commercial development should:</p> <ul style="list-style-type: none"> a) respect the character of its surroundings by way of its scale and design; b) not harm the surrounding landscape;

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Policy BisC17	Business Development	<ol style="list-style-type: none"> 1. Proposals to provide small-scale employment opportunities on major new residential developments, or through the change of use of an existing building, or the redevelopment of a brownfield site will be supported provided that the proposals: <ul style="list-style-type: none"> a) do not involve the loss of a dwelling; b) contribute positively to the character and vitality of the local area; c) do not impact detrimentally upon designated or non-designated heritage assets and their settings; d) do not significantly harm residential amenity; and e) do not adversely impact upon road safety. 2. Proposals for new development that combines living and small-scale employment space, where the living element is subordinate, will be encouraged provided there is no significant adverse impact on residential amenity and character. 3. Where planning consent is required, small-scale, home-based businesses will be supported provided it can be demonstrated that: <ul style="list-style-type: none"> a) residential amenity and the character of the location will not be unacceptably harmed by virtue of noise and disturbance, smell, traffic generation, scale, design, appearance, or nature of operations; b) the operation of the business activity can be contained within the existing curtilage of the premises; and c) the operation of the business activity does not require substantial external modification of the premises.
Policy BisC18	Footpaths and Cycleways	<p>Appropriate improvement and enhancement of public rights of way will be supported as long as their value as wildlife corridors is not harmed.</p> <p>The appropriate creation and improvement of footpaths and cycleways to form a coherent, connected, and safe network in and around the neighbourhood area and to onward destinations, including the Clyst Valley Trail, will be supported provided there is no negative impact on designated habitats.</p>
Policy BisC19	Parking Provision	<ol style="list-style-type: none"> 1. Development proposals should provide off-road vehicle parking and servicing spaces commensurate with the level and intensity of the proposed use and the accessibility of the location, to facilitate unimpeded road access for other road users, including motor vehicles and pedestrians. 2. New residential development should provide a minimum of one off-street parking space for dwellings with 1-2 bedrooms, and a minimum of two off-street spaces for dwellings with 3 or more bedrooms. Proposals for housing developments of four or more dwellings should provide one further off-street visitor parking space per four dwellings. 3. New residential development should provide parking and storage space for cycles in accordance with the requirements of the Local Plan. 4. Proposals to provide additional off-road parking spaces in Clyst St Mary and Sowton villages will be supported where they do not have an adverse impact on: <ul style="list-style-type: none"> a) local character; b) residential amenity; c) highway safety; and, d) flood risk (including local surface water flooding)

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		<p>5. Wherever practicable, permeable materials for surface parking areas shall be used and facilities for charging plugin and other ultralow emission vehicles should be incorporated into the proposal.</p> <p>6. For public parking areas, as a minimum, the provision of electric vehicle charging points should be in accordance with the prevailing requirements of the development plan.</p>
Policy BisC20	Vehicular Access to Sowton Village	Proposals for improved alternative vehicular access to Sowton Village with walking and cycling lanes will be supported.
Policy BisC21	Sports and Recreation Facilities	<p>1. Development which would result in the loss of the following public sports facilities to a non-sports use on the following sites:</p> <p style="margin-left: 40px;">A. Clyst Valley Football Ground</p> <p style="margin-left: 40px;">B. Winslade Park Sports and Recreation Area</p> <p>will not be supported unless:</p> <p style="margin-left: 40px;">a) the applicant satisfactorily demonstrates that there is no continuing demand for the facility, and it is not possible to use the facility for other sports; or</p> <p style="margin-left: 40px;">b) alternative provision of at least an equivalent quality, size, suitability, and convenience within the Neighbourhood Plan Area is made.</p> <p>2. Development which would result in the change of use of the following private sports facility to a non-sports or recreation use on the following sites:</p> <p style="margin-left: 40px;">C. Clifford Hill Training Ground</p> <p style="margin-left: 40px;">D. Exeter Youth Rugby Ground at Oil Mill Lane</p> <p>will be resisted. If there is no continuing demand for sports or recreation use of the facility, the site should revert to its former use.</p> <p>3. Improvements and extensions to existing sports and recreation facilities that meet a proven need and/or increase opportunities for local people to participate in leisure, recreation, play and associated social activities will be supported provided that:</p> <p style="margin-left: 40px;">a) they do not create unacceptable disturbance to neighbouring properties by way of noise, light spillage, and unsociable hours;</p> <p style="margin-left: 40px;">b) the use of any floodlighting has mitigation measures in place to protect nearby residential property and areas of nature conservation; and</p> <p style="margin-left: 40px;">c) access and sufficient off-road parking can be satisfactorily provided without harming existing residential and other uses and highway safety is maintained.</p>