



Clyst Honiton Parish Council

Minutes from CHPC NP Steering Group Meeting, held on Tuesday 24th October 2017 at 7pm

Present: Janvrin Edbrooke (NP Lead), Grant Harrison (Cllr), Lynne Askew (Cllr), Alice Gent (Clerk).

This meeting focussed on the recently produced Green Infrastructure Strategy (GIS) for the Clyst Honiton Neighbourhood Plan 2013 – 2031, along with its accompanying policies.

Green Infrastructure Strategy (GIS)

Noted that there are still a few mistakes with the photos throughout the GIS document, but these will be corrected.

Aims and objectives (p5)

- The extra bullet point in this list has been written in response to the views expressed at the CHPC Village Breakfast, where residents said that the original CHNP Vision was too village-centred.
- The first 4 bullet points of the 'visions for the CHNP' have been previously approved, but yet to be approved is the final vision for the CHNP which comes from a biodiversity perspective.
- The 'Strategic objectives' on p6-7 look at the GIS of Exeter Area and East Devon Growth Point.

Site Appraisal (p10-15)

- Looks at existing site appraisal of both Clyst Honiton Village and Clyst Honiton Parish.
- Existing site appraisal for the Parish includes surrounding areas beyond the parish boundary and how they link, which puts it in context with what is next door to the boundary, giving a view from both outside and inside.
- Noted that a potential (CIL) project after the NP is completed could be to extend pedestrian access in and around Clyst Honiton.

Proposals (p16-20)

- Looks at Green Infrastructure Proposals for Clyst Honiton Village and Clyst Honiton Parish.
- Looking at the map on p16 of 'Green Infrastructure Proposals for Clyst Honiton Village', the future community building site was discussed.
 - **Number 5** (a proposed site for Bee Hives at the Bypass site) could be situated elsewhere in the future, to prevent clashing with a potential community facility.
 - **Number 6** (a proposed community small fruit and nut tree orchard) is on the site where the community facility would be best situated, as this area has access from the CH Bypass road and an area where parking could be facilitated.
 - This area will be revisited when the NDO is being carried out in relation to a community facility.

- **Number 7** (a 3m wide shared foot/cycle path) will lead up from the village to the Bypass site. It was noted that there will be a vegetational buffer between the path and the Church Commissioners field.
 - Also noted that the existing gate to the Bypass site from Churchside will no longer exist, but there will be a barrier to prevent vehicles from using this path.
 - Lighting: It is thought that the lighting along this path could be solar powered, and might have to be official street lighting as it is official. Noted that the lights shouldn't be too low as they may become a tripping hazard.
- **Number 9** (a proposed village focal point) is an existing space with the noticeboard and benches, and it has been suggested that this area be made more of a focal point, with added furniture.
 - Page 20 of the GIS document demonstrates the kind of structure that could be implemented, with an image showing a 'Parklet', which is a temporary set up with a planted area, seated area, and cycle parking. This is a potential CIL project.
 - With the potential road closure leading to a quiet road, and with the idea of improving biodiversity, developing this area is an opportunity to think about for improving the area.
- **Number 10** (designated Wildlife Corridor) would improve the area as a green corridor and as a noise buffer from the A30.
 - For example, in the area between Clyst Honiton and A30, trees already exist but have now been allocated as a green corridor, and are being written into the policy.
- Cllr Harrison noted the existing line of trees in the Exeter Inn car park, which are not part of this wildlife corridor, and asked if they could be included.
 - Due to this area already being a proposed development area, and the proposed wildlife corridor having to remain a 'corridor' in order for the policy to be written, this would be difficult.
 - There is the possibility of it becoming an extra protected area if highlighted at Reg 14.
- Noted that the '**Multi-use trail**' that goes through the Bypass site would mean Clyst Honiton village would gain a new footpath.
- Also noted the '**Local network: Formal path**', which is an informal network of pedestrian paths connecting to the village.
 - This land belongs to the Church Commissioners, and would be very beneficial if these paths were to be put in, as it would enhance the biodiversity of the village and increase the movement of people into the countryside from the village.
 - If 3 gates could be raised through fundraising to connect this path to the Village Road, and the Church Commissioners are content for these gates to be put in, this is an opportunity for the future. This would be a CIL project.
 - Exact detail of footpath (except 3 points where path joins road) are changeable. Potential issue is animals clashing with dogs, but this is something to explore in the future.
- Looking at the written Proposals starting on p17, it was noted that many of these have been written into Policy already, and some are still in the process.
- Noted that much of the material has already been covered by the Clyst Valley Regional Park specification, by Simon Bates of EDDC. It is important to be aware that we can offer to help the work of Simon Bates, but must be careful not to interrupt work that is already being taken care of and is budgeted for.
- One of the proposals is to support development of cycle routes and footpaths beyond the village, to provide better links from beyond the village.
 - This is an example of where Simon Bates is already working.

- This proposal argues for signing roads for cyclists.
- Would be a Sustrans-type Route, containing a mixture of off-road and on-road paths.
- This will be written into 'AC3' which is a Pedestrian and Cycle Movement Policy.
- Important to note that every policy in the plan must come from community consultation evidence.
- In relation to the Allotments in Clyst Honiton, it was noted that over time, if housing is built, those new residences will cause an allotment demand, and therefore the Pound Corner site would need to be opened for allotments.
 - Currently the Pound Corner site is not included in the Green Infrastructure Space.
 - A potential increase in residential numbers in the future will mean that more allotment space will **need** to be provided.
 - This is written in the East Devon Local Plan. Important to note that Neighbourhood Plans should not include or duplicate policies that are in the East Devon Local Plan.

Policies

Policy OS1 – Local Green Space

- Five green spaces have been designated in this policy as Local Green Spaces, due to their significance to the local community.
- The second allocated Local Green Space is the Green Space adjacent to the noticeboard and village seat at St Michael's Hill. Noted that this has since been added to, and now includes the South West Water Pumping Station as part of this Green Space
- For each of the designated Local Green Spaces, the policy answers their current land use, whether there is a current or extant Planning application on the site, their compliance with NPPF criteria, reasons its proximity with the community it serves, whether they are demonstrably special to the local community, and whether they are local in character.

Policy NE1 – Landscape and biodiversity

- Noted Point C of this Policy, which states that new wildlife corridors can be created in addition to existing wildlife corridors. In this case, it could be possible that the previously mentioned area of trees by the Exeter Inn car park could be included as a new wildlife corridor, despite it not being possible to include it in the Green Corridor around the village.
- Noted that for every major planning application that comes through within the NP area, a landscaping scheme must be provided within the plans, which demonstrates how the scheme responds to the above considerations. Need to adhere to the NP.
- Planning applications and planning decisions need to adhere to the NP as these are the communities' wishes regarding development until 2031.

Policy NE3 – Protection of highest grade agricultural land

- This Policy has not yet been fully written or finalised.
- There are a few ponds within this area within a valley. Noted that these ponds might become available for community use in the future. However, some agricultural land may be lost if access is to be created. Therefore, it is important to be specific in how the policy is written, as it is important the grade 1 agricultural land is not damaged. This makes policy writing more complicated, but ensures that options are given, and doors are not closed completely.

Policy F1- Flood defences

- Will help to improve river management and reduce flooding in Clyst Honiton Neighbourhood Plan Area.

Policy F2 – Sustainable drainage

- This will incorporate sustainable drainage systems (SuDS) and water recycling features that minimise the impact of development upon the drainage regime of the River Clyst and help reduce incidents of localised flooding.
- Noted that this section has not been consulted on yet. The justification for the Policy explains why it has to be put in place. Noted that these documents must be available on the website.

Conclusive remarks

- Steering Group meetings from now on will look at policies. All policies are in the process of being written but are being changed slightly and readjusted.
- Noted that not all policy areas have to be in line with East Devon, but they must be in line with National Policy Framework.
- At all stages of the NP Plan, it is important to offer what the community wants at every level.
- Discussion about Home Farm area.
 - Possibility that this area can be influenced in the future as it is included in a policy.
 - It was questioned by a Member whether this area could ever be a Community Space.
 - It was thought that the appropriate time to think about this would be when looking at the Policy E3 (local priority development areas for business and enterprise).
- Noted that the NDO Bypass Site will be written into a NP policy, this is to ensure that it will go ahead with or without an NDO.

Action Plan

- To ensure images within GIS document are corrected.
- For Janvrin to circulate draft policies from Darren Carroll to Steering Group Members for proof reading.
- To arrange further Steering Group meeting dates to agree and sign off policies.
- For the trees by Exeter Inn car park to be explored in relation to whether they can be protected in some way through the NP.
- Continue sourcing judges for Photo Competition for NP Front Cover.
- To begin to consider when an event can be arranged for residents to consult on the completed Neighbourhood Plan.
- Cllrs Askew and/or Harrison to approach Mike Burden to invite him to return to the Steering Group to support the completion of the NP.
- For Clerk to email Heavitree Brewery re an update on their development by Exeter Inn.