

## Preferred Site/Sites Response Form

<b>Name of Parish</b>	<b>Stockland</b>
<b>Name of Settlement</b>	<b>Stockland</b>
<b>Clerk Contact Name</b>	<b>Dr Cathy Gardner</b>
<b>Contact Address</b>	<b>Stoney End, Heathstock Stockland Honiton EX14 9EU</b>
<b>Tel. No.</b>	<b>01404 881106</b>
<b>Email:</b>	<b>clerk@stockland.eastdevon.gov.uk</b>

Parish Councils should have considered all sites and identified the preferred site/s of the local community to accommodate the housing numbers identified in the emerging East Devon local Plan. We will leave the process for this up to Councils but it should be open and transparent and fully informed by consultation with interested parties (including residents, landowners and businesses).

As a minimum please confirm that:

1. A public exhibition was held on .....9<sup>th</sup> October 2012..... at which the A1 Plans showing constraints and possible alternative sites were displayed.
2. Parish Councillors were available to answer questions and comments were recorded and these, with any other material received, are submitted to the District Council with this form. **Yes**
3. The exhibition was advertised on the Parish notice board and website. **Parish noticeboard, Parishes Paper and email (Stockland Tree). There is no website.**

The Preferred Site/s are as follows (Please also indicate the site/s or part of sites on an OS map):

E157 (map included as an attachment). The Parish Council do not feel qualified to comment on the size of the plot. As stated in the attached A4 sheet, sufficient off-road parking for residents and visitors is essential. It seems likely that the whole of the area marked for E157 will be needed. We rely on the opinion of the planning team to ensure the site is as small as practicable.

Please provide a written summary of the process followed **and the reasoning used to determine the preferred site/s. This will be included in a report to the Development Management Committee early in the New Year.**

1. Public consultation: An exhibition was set up in the village hall from 6-9pm on October 9th. The maps and information provided by EDDC were displayed along with an additional information sheet on the process being followed with FAQs. Claire Rodway attended for part of the evening. Councillors were on hand to answer questions. A questionnaire was handed out and passed to interested residents unable to attend on the night.

The result of this consultation was clearly in favour of site E157. This site is within the village and to most people seems the logical place for new houses.

- 26 responders favoured site E157 vs 11 in favour of the other site (E313)
- 24 out of 43 agreed that 5 houses is the right number

2. Parish Council meetings: members of the council met before the public consultation and on 26<sup>th</sup> November to discuss the process, the findings and to agree recommendations. The results of the consultation were circulated to members following the consultation. On 26<sup>th</sup> November the Clerk summarised the findings and agreed the contents of the Sustainability Checklist with the Council.

A vote was taken and Councillors endorsed the choice of site E157. The village summary document was approved (attached) stating important factors on design and flood risk.

This site was chosen primarily because it is within the village and can be regarded as in-fill. The alternative site (E313) is remote from the existing built-up area boundary and if included could allow more development on that side of the village which is not desired.

Please return this form together with all information by Friday 30 November 2012.

Please return to:

Planning Policy  
East Devon District Council  
Council Offices  
Knowle  
Sidmouth  
Devon EX10 8HL

Thank you.

## Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

**Bold** criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to [crodney@eastdevon.gov.uk](mailto:crodney@eastdevon.gov.uk)

**Settlement Name.....Stockland.....** **Site.....E157.....**

Please return these forms by 30<sup>th</sup> November 2012

<b>Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies</b>	<b>Criteria to apply to all sites in the villages</b>	<b>Comments</b>
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	-
2.To ensure all residents have access to community services	<p><b>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</b></p> <ul style="list-style-type: none"> <li>• Is the route flat, if not is the gradient reasonable for the less mobile?</li> <li>• If steep, are resting places available?</li> <li>• Are footpaths available to avoid traffic conflict?</li> <li>• Are access routes lit?</li> </ul>	<p>No shop, only pub and hall with sports facilities</p> <p>Uphill from pub and hall, not steep &lt;600m to hall; one resting place (by phone box); limited footpath</p> <p>No street lighting in village</p>

3.To provide for education and skills	<p><b>In settlements with schools, new development should be located within 400m (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>The access criteria are as question 2</li> </ul>	Between 400 and 600m to school Gradient etc as above
4.To improve the population's health	<p><b>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</b></p> <ul style="list-style-type: none"> <li>Is the site within walking distance of healthcare facilities, footpaths or cycle routes?</li> <li>Is the site adjacent to a recreation space?</li> </ul>	Footpaths are accessible <600m from recreation space at village hall
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p><b>New development should not be sited where adverse noise levels will be caused by or to residents</b></p> <ul style="list-style-type: none"> <li>Is the site adjacent to a main vehicle route (eg. 'A' road or railway)?</li> <li>Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?)</li> <li>Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)?</li> </ul>	Road past site is congested sometimes due to parked vehicles  No noise from neighbouring property or land  Limited impact during construction on neighbouring properties. Once occupied, impact should be minimal, especially if houses and parking are carefully located on the site with noise in mind
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	-
8.To maintain and enhance built and historic assets	<p><b>New development should not be located where it will harm the character or setting of an historic asset</b></p> <ul style="list-style-type: none"> <li>Will new development impact upon the setting or character of a historic building or Conservation Area?</li> <li>Approximately how far away are they?</li> </ul>	Site is within the village Conservation Area. House style and size should be sympathetic to the area and refer to the Blackdown Hills AONB Design Guide for Houses (local stone, roofing and window design for example)
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p><b>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</b></p> <ul style="list-style-type: none"> <li>Is this a greenfield site?</li> </ul>	

	<ul style="list-style-type: none"> <li>Are there existing buildings/has the site been previously developed?</li> <li>Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area?</li> <li>Can the site be seen from public footpaths/roads/other vantage points?</li> <li>How prominent is the site when viewed from outside it, and from approximately how far away?</li> <li>How prominent is the site when viewed from adjoining properties?</li> </ul>	<p>Greenfield site</p> <p>Blackdown Hills AONB</p> <p>Partly visible from road but could be screened; one footpath behind</p> <p>Not prominent</p> <p>As an infill site the new properties will be visible from adjoining properties</p>
10.To maintain the local amenity, quality and character of the local environment	<p><b>New development should not be located where it will have a significant impact on local amenity or character</b></p> <ul style="list-style-type: none"> <li>Will development have a significant adverse impact on local amenity?</li> <li>Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)?</li> </ul>	<p>No</p> <p>No, although as infill it increases density of houses</p>
11.To conserve and enhance the biodiversity of East Devon	<p><b>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</b></p> <ul style="list-style-type: none"> <li>These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation</li> </ul>	N/A
12.To promote and encourage non-car based modes of transport and reduce journey lengths	<p><b>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>The criteria are as per question 2</li> </ul>	N/A
13.To maintain and enhance the environment in terms of air, soil and water quality	<p><b>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</b></p> <ul style="list-style-type: none"> <li>Is the site in agricultural use?</li> <li>Is the site adjacent to a main road?</li> <li>Is there sewerage capacity?</li> <li>Is the site within or adjacent to an area prone to flooding?</li> </ul>	<p>Yes, site is permanent pasture</p> <p>Yes (minor road)</p> <p>Uncertain, treatment plant may need to be upgraded</p> <p>No, but run-off must be managed to avoid problems further down the hill. Improved drainage would help the village</p>
14.To contribute towards a reduction in local emissions	This is unlikely to be relevant at this stage	-

of greenhouse gases		
15.To ensure that there is no increase in the risk of flooding	<b>Sites within areas known to flood should be avoided if possible.</b> <ul style="list-style-type: none"> <li>Is the site in or adjacent to an area known to flood or identified on the floodzone maps?</li> </ul>	No but see above
16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	-
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	-
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<b>Ideally new development should be located within 400m (or at most 600m) of employment sites</b> Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement. <ul style="list-style-type: none"> <li>Is there a need for additional employment eg small business units/storage/office space?</li> <li>Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements?</li> </ul>	No Pub No regular bus service
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	-
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	-

Any other observations .....**Sewage treatment plant is often overwhelmed by rainwater as some properties discharge this into the sewer (no soakaways). Rainwater run-off is a problem in the centre of the village, especially as there is no culvert down Chard Road**

Have you attached additional information? **No, just other required forms**

## Site Assessment Checklist

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We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

**Bold** criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to [crodney@eastdevon.gov.uk](mailto:crodney@eastdevon.gov.uk)

**Settlement Name.....Stockland.....** **Site.....E313.....**

Please return these forms by 30<sup>th</sup> November 2012

<b>Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies</b>	<b>Criteria to apply to all sites in the villages</b>	<b>Comments</b>
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	-
2.To ensure all residents have access to community services	<p><b>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</b></p> <ul style="list-style-type: none"> <li>• Is the route flat, if not is the gradient reasonable for the less mobile?</li> <li>• If steep, are resting places available?</li> <li>• Are footpaths available to avoid traffic conflict?</li> <li>• Are access routes lit?</li> </ul>	<p>No shop, only pub and hall with sports facilities</p> <p>Level walk to hall and pub Less than 400m to hall; no resting places; limited footpath</p> <p>No street lighting in village</p>

3.To provide for education and skills	<p><b>In settlements with schools, new development should be located within 400m (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>The access criteria are as question 2</li> </ul>	<p>Level walk to school &lt;400m No path (but could be included) No lighting in village</p>
4.To improve the population's health	<p><b>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</b></p> <ul style="list-style-type: none"> <li>Is the site within walking distance of healthcare facilities, footpaths or cycle routes?</li> <li>Is the site adjacent to a recreation space?</li> </ul>	<p>Footpaths are accessible &lt;400m from recreation space at village hall</p>
5.To reduce crime and fear of crime	<p>This is unlikely to be relevant at this stage</p>	<p>-</p>
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p><b>New development should not be sited where adverse noise levels will be caused by or to residents</b></p> <ul style="list-style-type: none"> <li>Is the site adjacent to a main vehicle route (eg. 'A' road or railway)?</li> <li>Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?)</li> <li>Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)?</li> </ul>	<p>Traffic is present when school starts and ends; parking is a problem for the school</p> <p>Site borders school and farmland only, no close neighbours</p> <p>School is only direct neighbour. Some disruption possible during construction.</p>
7.To maintain and improve cultural, social and leisure provision	<p>This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall</p>	<p>-</p>
8.To maintain and enhance built and historic assets	<p><b>New development should not be located where it will harm the character or setting of an historic asset</b></p> <ul style="list-style-type: none"> <li>Will new development impact upon the setting or character of a historic building or Conservation Area?</li> <li>Approximately how far away are they?</li> </ul>	<p>Site is outside the conservation area (&lt;500m) but within the AONB and should be sympathetic to the area and refer to the Blackdown Hills AONB Design Guide for Houses (local stone, roofing and window design for example)</p>
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p><b>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</b></p> <ul style="list-style-type: none"> <li>Is this a greenfield site?</li> <li>Are there existing buildings/has the site been</li> </ul>	<p>Greenfield site</p>

	<p>previously developed?</p> <ul style="list-style-type: none"> <li>Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area?</li> <li>Can the site be seen from public footpaths/roads/other vantage points?</li> <li>How prominent is the site when viewed from outside it, and from approximately how far away?</li> <li>How prominent is the site when viewed from adjoining properties?</li> </ul>	<p>Blackdown Hills AONB</p> <p>Not very visible from road and could be screened</p> <p>Not prominent as long as trees/scrub retained</p> <p>No adjoining properties</p>
10. To maintain the local amenity, quality and character of the local environment	<p><b>New development should not be located where it will have a significant impact on local amenity or character</b></p> <ul style="list-style-type: none"> <li>Will development have a significant adverse impact on local amenity?</li> <li>Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)?</li> </ul>	<p>No</p> <p>Site is remote from existing boundary and expands housing outside main village; its inclusion could bring in other land for potential development (sprawl)</p>
11. To conserve and enhance the biodiversity of East Devon	<p><b>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</b></p> <ul style="list-style-type: none"> <li>These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation</li> </ul>	N/A
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p><b>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>The criteria are as per question 2</li> </ul>	N/A
13. To maintain and enhance the environment in terms of air, soil and water quality	<p><b>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</b></p> <ul style="list-style-type: none"> <li>Is the site in agricultural use?</li> <li>Is the site adjacent to a main road?</li> <li>Is there sewerage capacity?</li> <li>Is the site within or adjacent to an area prone to flooding?</li> </ul>	<p>Yes, site is permanent pasture</p> <p>Yes (minor road)</p> <p>Uncertain, treatment plant may need to be upgraded</p> <p>No</p>
14. To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	-
15. To ensure that there is no increase in the risk of flooding	<p><b>Sites within areas known to flood should be avoided if possible.</b></p> <ul style="list-style-type: none"> <li>Is the site in or adjacent to an area known to flood or identified on the floodzone maps?</li> </ul>	No



Have you attached additional information?

## **STOCKLAND: important information for potential development on site E157**

Stockland is a rural parish situated about six miles north east of Honiton and lies completely within the Blackdown Hills AONB. Despite its proximity to both the A30 and A35, the parish of Stockland remains remarkably tranquil. Stockland village lies to the north east corner of the parish and a recent estimate suggests that around sixty houses accommodate 140 residents. The centre of Stockland is a conservation area with a large number of medieval houses.

The village has a hall with an adjacent multi-use field. There is also a tennis court and a children's play area (refurbished 2012). The pre-school uses the hall daily and Stockland C of E Primary Academy is located nearby. The village has a church, St Michael and All Angels, and the Kings Arms public house.

There is no village shop (this closed in 1982), but there is a farm shop at Royal Oak. Employment is limited in the parish and apart from farming, people either work from home or commute to neighbouring towns. A large proportion of the population are retired. There is no public transport and this is of particular concern for the elderly. Broadband speeds remain low and would benefit from improvement.

The parish plan (Stockland Views <http://www.devonrcc.org.uk/i/documents/67.pdf>) was completed in 2006. Some of the issues raised are still outstanding and were echoed in the consultation held in October 2012, for example: improvements to the hall; resurfacing the hall car park and improved sports facilities.

Views on new housing expressed in 2006 were similar to those today with most respondents favouring a small number of small houses and homes for young people or mixed development to include the elderly. There is a shortage of both small, lower cost houses and rental accommodation in Stockland.

To preserve local character and blend into the village, the design of any new housing must draw on the construction traditions of the area and should be designed to meet the criteria of the Blackdown Hills AONB Design Guide:  
[http://www.blackdownhillsaonb.org.uk/modules/documents/documents/BHAONBHousing-Design-Guide\\_publishedMarch2012.pdf](http://www.blackdownhillsaonb.org.uk/modules/documents/documents/BHAONBHousing-Design-Guide_publishedMarch2012.pdf)

The preferred site (**E157**) is within the conservation area and therefore development must reflect this both in style and roof height. The new housing should be positioned sensitively and screened from existing housing by appropriate planting. Visibility from the road should be minimised and if possible the existing hedgerows should be retained. Parking is already a problem in the village and all new homes must have sufficient parking on site (off road) for residents and visitors alike. Homes in Stockland are connected to mains drainage although the sewage treatment works probably require upgrading if more housing is built. Rainwater drainage is a problem in the whole area and attention must be paid to this with any new development. Flooding in the centre of the village is a concern, particularly with water running down Chard Road. Drainage for the new site must be managed carefully, to avoid additional problems both during and after construction.

*Approved by Stockland Parish Council, 26.11.12*

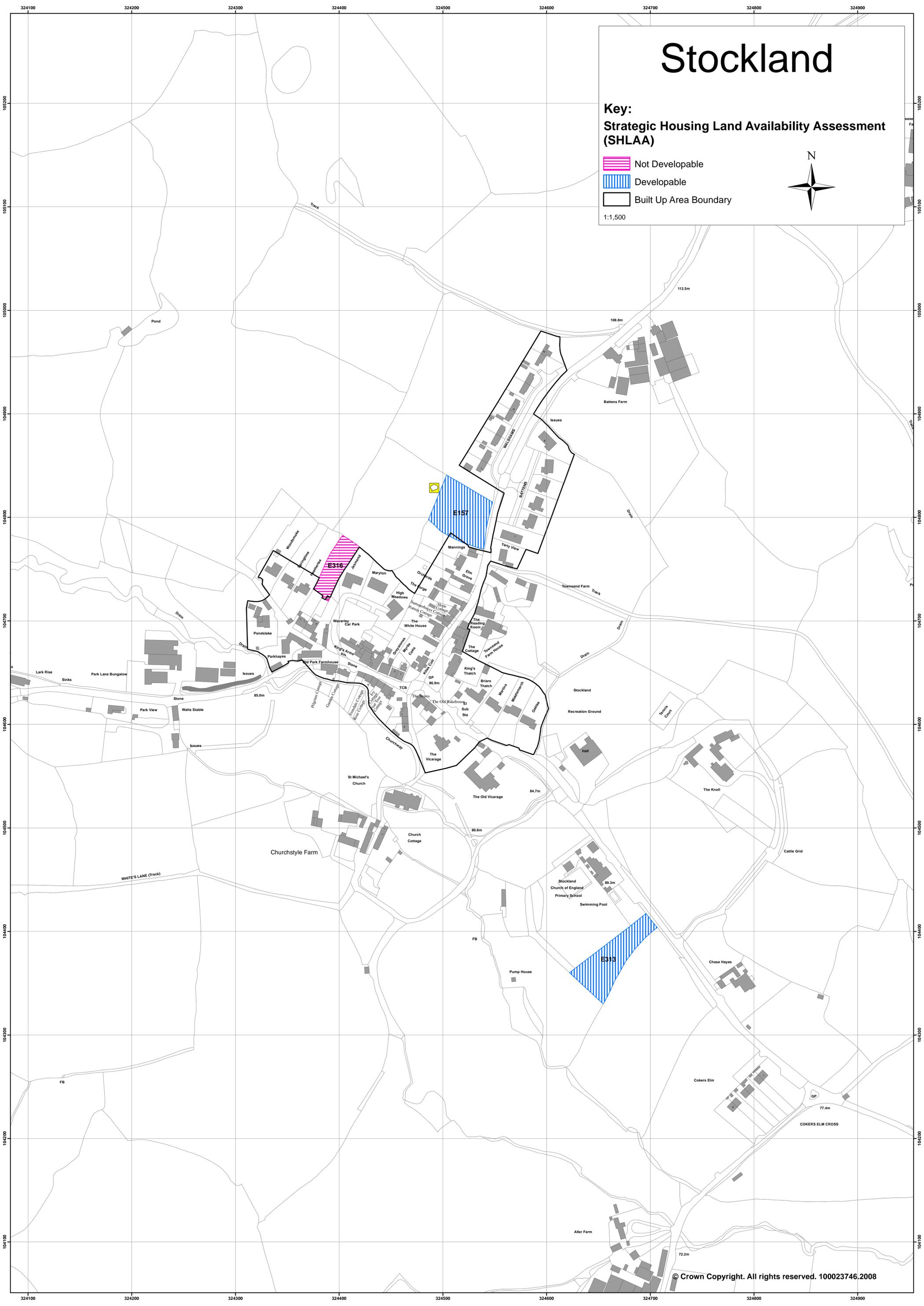
# Stockland

## Key: Strategic Housing Land Availability Assessment (SHLAA)

-  Not Developable
-  Developable
-  Built Up Area Boundary



1:1,500



Community Infrastructure Priorities

The Community Infrastructure Levy is a new levy that local authorities in England and Wales can charge on new developments in their area.

The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre.

This will be split between strategic infrastructure which will be decided at a district/county level and a 'meaningful proportion' will be devolved to parish projects.

Please identify infrastructure that the parish sees as important at both a strategic level and that the parish would like to see funded from the parish proportion.

Strategic Infrastructure - benefits a larger area than an individual parish

Improved Broadband speeds

Parish infrastructure priorities - infrastructure with a parish focus

Improvements at Victory Hall, Stockland and adjacent playing field.

e.g. car park resurfacing, drainage, sports facilities