

Andrew Wiles, Chair
Bramford Speke Parish Council

Matthew Dickins
Planning Policy Manager
East Devon DC
localplan@eastdevon.gov.uk

7 August 2012

Dear Matthew

**Housing Development in Bramford Speke
(East Devon Village-Planning Development Document)**

I am writing on behalf of Bramford Speke Parish Council to respond to your email of 2 August, and also to follow up our letter of 13 June (copy attached).

Since that letter the Parish Council:

- has, in response to concerns expressed by some villagers, reduced the scale of development it supports at the Sowden's site (W126) to 5 affordable + 2 market homes.
- has carried out a further survey of villagers' opinions, which concluded last Saturday. We surveyed all adult electors by means of a letter drop, asking just one question: 'Do you wish the Parish Council to continue to support the current proposal for affordable housing in Bramford Speke [= 5 affordable + 2 market at Sowden's]?' There was a response rate of 73%: of the respondents 63% said yes, 35% said no, 2% said neither. This is a strong endorsement of our position.

In our covering letter with the above survey we said "**We expect East Devon District Council (EDDC) to accept that these new homes fulfil EDDC's proposed housing-development target for our village.** Without these homes that target may have to be met by other development in the village, over which we are likely to have much less control." Now bolstered by the strong support from villagers, this expectation remains key to our position. We would like confirmation from EDDC as soon as reasonably possible that it accepts this.

It follows that - referring to our letter of 13 June – the Parish Council

- does not support the allocation of any other site for development,
- sees no reason to change our village's development boundaries.

Yours

Andrew Wiles

cc Councillor Deborah Custance-Baker, Paul Lowe, Claire Rodway

Axmouth Parish Council

Response to East Devon Villages Planning Development Document

Context

Axmouth Parish Council (APC) Parish Plan was endorsed by EDDC in August 2011. As a result of that plan's community consultation APC responded to the LDF Panel in October 2011. These responses echo those views.

Draft Local Plan, Chapter 15 Smaller Towns, Villages and Countryside

1. Jobs in Rural Areas

APC agree that jobs need to be associated with new housing. Housing which incorporates business, workshop or storage space is important, as is the support of agriculture, both of which would help maintain a healthy village economy and demographic mix. Support for green tourism and the jobs it generates are important.

2. Housing

APC agrees that new housing is needed and that the greatest need is for affordable housing, both to buy and rent. In Axmouth smaller dwellings are in greater demand. There is a need for young working people to be able to live and raise families in the village, and there is a need for older people or people with disabilities to be able to move on into nearby adapted accommodation. It appears from anecdotal evidence in the local open housing market, that large houses are less in demand.

3. Social and Community Facilities

Axmouth has good social facilities (two pubs with skittle alleys, village hall, church) but relies on access to Seaton for services, shops and a greater range of activities. There should be a review of the present very thin public transport service to re-imagine how the village of Axmouth could have easier access to Seaton and vice versa (e.g. to bring tourists out to Axmouth's countryside). Ideally the village hall, or perhaps a pub, could host a range of services and a part-time shop, and there has been local discussion of this, but relative proximity to Seaton means that such ventures may not be viable.

4. Infrastructure

APC agree with Chapter 5's recognition that better public and community transport, and improved broadband and mobile phone communication are essential.

5. Development and the Built-up Area Boundary/Affordable Housing in Rural Areas: Draft Strategy 23 (15.20)

APC notes the allocation of 10 dwellings to the settlement of Axmouth. It agrees (see 2 above) that affordable housing must be included in this allocation. Points that APC wish to note:

- The village lies within the East Devon AONB and any developer should demonstrate how they will conserve and enhance the exceptional natural environment. Axmouth has many listed buildings; any development must be well related in architectural terms to the local built environment.

- Development adjacent to the existing BUAB will be resisted unless such housing is planned in accordance with the 15.20 proposal of mixed affordable/open market schemes. APC agrees that 66% of the housing built under this policy should be affordable. *However it would like a requirement that such housing is available to people with a local connection.*
- Public transport needs to be improved. To reduce social isolation and car-dependence a cycle-path and an improved, safer footway to Seaton are needed. A developer's contribution to such an infrastructure project would be favoured by APC.
- Workshops, and/or storage and business facilities, perhaps in live/work units, should be integral to a certain proportion of new development in order to sustain local employment.

6. Agriculture/Draft Strategy 24

APC agrees with the thrust of this strategy – the sustaining of agriculture and local food production. The conversion of farm buildings into affordable homes or alternative premises however can have the effect of removing the premises that have made small-scale farming possible, so APC would prefer a case-by-case approach. APC agree that it is more feasible to re-use rural buildings to provide affordable housing where such buildings are within or immediately adjacent to settlements.

1 September 2012

East Devon Local Plan Consultation on Villages Planning Development Document

This response is made on behalf of both the Blackdown Hills AONB Partnership and East Devon AONB Partnership. Thank you for seeking our views regarding the above.

As a principle, we consider that site assessment work should be robust and transparent, and that any changes to development boundaries and/or land allocations should be fully justified taking account of landscape character assessment, landscape sensitivity, and recognising AONB status. As we commented previously in response to the Towns consultation we are concerned that sites may be proposed which are the easiest/most profitable/least contentious to develop regardless of potential impact on the 'landscape and scenic beauty' of the AONBs (NPPF para.115).

We believe that settlement specific development management policies could have the potential to improve the quality of development and reinforce local distinctiveness and would be welcomed by the AONB Partnerships on this basis. Such policies could add value to decision making by referencing local landscape character, significant features, settlement pattern and building materials. This would give weight to local design statements or relevant parts of parish plans, as well as guidance such as the Blackdown Hills Design guide for houses.

We are aware that Mid Devon District Council have drafted a Town and Village character assessment for their district and are compiling a register of locally important heritage assets. We do not know whether EDDC are intending to do similar, but both appear to be useful tools to aid the development of settlement specific development management policies.

Although the AONB teams do not have the capacity to be closely involved in the preparation of the villages plan, we would appreciate ongoing strategic involvement and dialogue during the process since many of the settlements lie within an AONB.

Please do not hesitate to contact us for clarification or further discussion of any of the points raised.

Chris Woodruff
East Devon AONB Manager
East Devon Business Centre
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Devon EX14 1SF

Lisa Turner
Blackdown Hills AONB Partnership
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31 August 2012

5 The Elms
Colyford
Devon
EX24 6QU

1st September 2012

Dear Sir/Madam,

Ref. East Devon Village - Planning Development Document

Thank you for your communication of the 2nd August 2012 . My comments are as follows:-

1) EDDC Consultation Draft December 2011 confirms that the figure for future housing allocations was on the basis of 5% of the existing housing in a village, there are approximately 350 dwellings in Colyford, which according to my calculations gives a figure of 17/18 new dwellings, so this number should **not** be exceeded at all.

2) Colyton Parish Council do not support any development other than infill and ten dwellings for Colyford..

Colyton **Parish Plan 2008** was accepted and adopted by EDDC.

Action Plan B. Housing to be:-

- A) Within the existing built up areas
- B) Small scale developments
- C) In-filling

Action Plan D. Environment, between built up areas:-

To retain green spaces between settlements and to ensure that planning proposals do not prejudice the retention of green spaces between settlements of Colyton/Colyford and Colyford/Seaton.

This plan was compiled from a consultation sent to every household in the Parish of Colyton - (including Colyford).

3) **Green Wedges**, EDDC, Colyton Parish Council and the residents of Colyford have supported the retention of existing 'Green Wedges'. If the green wedges have been in place, they have been there for a reason, **now can EDDC do the honourable thing and retain them? It certainly would be dishonest to change the Green Wedge status, other wise there is no point in having consultations and local plans if you are going to choose to ignore them.**

4) **Seaton planning permission is already granted** :- There are in existence planning permissions granted for several hundred dwellings and as these are only two

miles from Colyford, these developments should be taken into account and built before any significant development is allowed in Colyford.

5) Empty properties :- A recent article in the Western Morning News (25th August 2012) stated that there are 70,000 empty properties in the South West. So before any extension of local boundaries for additional housing is considered, a survey should be undertaken to identify the current local empty properties - **and for EDDC to do something about them, to bring them into use once again.** (You still get your New Homes Bonus!)

Quotes from David Cameron *“Housing estates will not be ‘plonked’ on the edge of villages against the opposition from local people under planning reform”*

“ the reforms were more about allowing communities to approve small scale schemes than wave through sprawling housing estates on the fringes of villages.”

“ I care deeply about our countryside and environment. Our vision is one where we give communities much more say”.

Countryfile Jan 2010 and reported in ‘The Telegraph’

6) It occurs to me that the **NEW HOMES BONUS** (*paid through section 31 of the Local Government Act 2003 as an unringfenced grant*) (from Local Government Association Document) is why you are proposing all these boundary changes and proposed building developments. It appears that the more houses you can build the more millions you would make! Knowledge of this scheme was denied by EDDC councillors when I questioned them at Parish Council meetings) Do you think we the public are stupid? If houses are built purely for providing EDDC with millions of pounds, then these houses would be built for the wrong reasons. East Devon would be ruined - and once done there would be no going back, our beautiful Axe Valley area of Seaton, Colyford and Colyton would be lost.

The New Homes Bonus will have localism have its heart”..... “ Local authorities will be expected to work with local people to develop their housing plans in ways that meet their needs and concerns” (New Homes Bonus:final scheme design. Feb 2011. Department for Communities and Local Government p4).

Please listen to our local community.

Yours sincerely
Mr Brian and Mrs Diana Nason

East Devon Local Plan: Villages

Alternative/Additional Issues

I would refer you to my response to the January consultation (attached – Ref.980 LDF030112). I outline here my concerns with the National Planning Policy Framework (NPPF) where the emphasis is given to economic growth through housing and the ‘numbers game’ where towns and villages are expected to build ‘add on’ housing in their parishes with little to no consideration given to the type of communities we should be creating for the 21st century which appeal to young and old alike. East Devon has an older profile accounting for 30%+ of its population and yet the NPPF appears to give no thought to the accommodation needs of the 60s and 70s (who are still active and independent but possibly wishing to downsize) and the 80s plus who are less active and more dependent on care at home or in sheltered accommodation. There is a huge section of ‘late middle agers’ who may wish to move on from their family homes but are nowhere near ready for the old peoples’ home! Small, eco friendly bungalows and apartments with communal grounds, within walking distance of local shops and amenities, would be a tempting next step for this sector and free up larger accommodation for growing families. (The evolving science in photovoltaic glass is just one energy efficient development in housing that could revolutionise cheaper, cleaner, more carbon friendly buildings.)

I have contacted both Age UK (www.ageuk.org.uk) and the Community Council of Devon (info@devonrcc.org.uk) asking for any information they may have regarding research in the area of rural accommodation needs for the 60s and 70s who tend to be more settled in their local community and less likely to move far from their area of choice. As yet I have had no response from either and as someone who studied psychology in the recent past I am not expecting to hear of any UK research. The paucity of empirical study in this area is shameful and extremely short-sighted.

I also think there is an element of ‘passing the buck’ when consulting with town and parish councillors about extra housing needs within their own towns and villages. Few councillors are trained in population demographics, social mobility, town planning and sustainable infrastructure. They are empowered only to act on behalf of the local residents who have chosen to live where they do because they like things as they are; in my experience a minority are thinking about the needs of the next generation! Unlike East Devon farming families of the past, where children stayed and worked in the same village all their lives, parents and grand-parents of today expect their offspring to travel and settle further afield than ever before.

The four points you mention in the Village Document are ones that can be quite easily covered by the Offwell Parish Council aided by the Parish Plan. I realise EDDC’s hands are somewhat tied in relation to the NPPF diktat but wouldn’t it be nice if East Devon could also be innovators in proposing a rural housing policy that is fit for our purpose rather than follow a housing policy based on a mathematical equation and an urban lifestyle?

Carol Jones, Offwell Village
13th August 2012



Greenbank
Gully Shoot
Colyford
Devon
EX24 6HF

sent by e-mail

3 September 2012

**For the attention of Mr Dickins
Planning Manager
East Devon District Council
Knowle
Sidmouth
Devon
EX10 8HL**

Dear Sir

East Devon Local Plan - East Devon Villages – Planning Development

COLYFORD

I wish to submit the following comments in respect of your consultation for the new planning policy, specifically for Colyford.

EDDC Consultation Draft December 2011

This confirmed that the figure for future allocations would be on the basis of 5% of the existing housing in a village- There are approx 350 dwellings in Colyford. This equates to a maximum of 17 dwellings and this should not be exceeded under any circumstances.

Colyton Parish Council

They have written and confirmed that they do not support any development other than infill and ten dwellings for Colyford. It is this lesser number that should not be exceeded if there is any respect for localism and the wishes of the community and the Parish Council

Colyton Parish Plan 2008

This was accepted and adopted by EDDC and clearly states that -

Housing is to be - A) Within the existing built up areas- B) Small scale developments C) In-filling Environment, - To retain green spaces between settlements and to ensure that planning proposals do not prejudice the retention of green spaces between settlements of Colyton/Colyford and Colyford /Seaton

This plan was compiled from a consultation sent to every household in the parish of Colyton.

There should be no change to either of these policies and no different policies should be included in any plan until all households in Colyford have been individually consulted and have indicated their agreement to a change of policy.

Area of Great Landscape Value – Colyford is in an Area of Great Landscape Value and this should be respected and not devalued for or by any future housing outside the existing development boundary

Public Consultation – There should be a full public consultation with all the residents of each village before any extension to the built up boundary is approved

Housing demand – Before any new development is included in the Local Plan for outside the existing built up boundary there should be a full housing needs survey specifically from and for the demonstrated needs of Colyford residents

Green Wedges - EDDC, Colyton Parish Council and the residents of Colyford have supported the retention of the existing 'green wedges'. These should be strictly maintained

Infrastructure and road safety- The existing infrastructure of Colyford is not suitable to take any expansion of the village without major improvements and associated investment and major safety improvements would also be essential.

Employment – Any extended development of Colyford should be directly linked with the availability of appropriate additional employment in Colyford, also bearing in mind the further additional employment required to sustain the increased population of the current large scale planning already granted in Seaton

Seaton planning permission already granted [- There are existing permissions granted for several hundred dwellings and as these are only two miles from Colyford, these developments should be taken into account and built before any significant further development is allowed in Colyford.

I trust the views of the residents of Colyford and the Burgesses of the Ancient Borough of Colyford will be fully respected and taken into account in the next version of the Local Plan

Yours faithfully

CM Stone

Secretary: Dr Margaret Hall
Greytops
West Hill Road, West Hill
Ottery St Mary
Devon EX11 1TY

Email: eastdevon@cpredevon.org.uk

30 August 2012

Mr Matt Dickins
Planning Policy
East Devon District Council
Knowle
Sidmouth EX10 8HL

Dear Matt

East Devon Village – Planning Development Document

East Devon CPRE would like to comment on your communication of 2 August 2012 on the Villages Planning Development Document consultation.

We support all four items that you list for inclusion in the Villages Document.

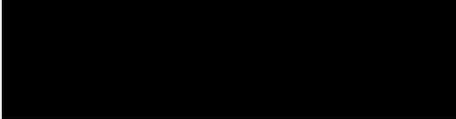
Regarding item 4 (settlement specific “development management” policies), we would support including sections from Village Design Statements (VDS) and Parish Plans (PP) that are relevant to Planning matters, where these exist. It is important to have a sound evidence base for anything to be included in the Villages Document. VDS and PP are prepared on sound principles and are based on systematic research in the community, and have been adopted as SPG to the current Local Plan or endorsed by EDDC. Some parishes may be embarking on Neighbourhood Plan production. These can only be at an early stage of preparation, and have not yet been exposed to public consultation or referendum, and we would therefore advise caution in including elements of a Neighbourhood Plan in the Villages Document. It will continue to be an option for a Parish to continue with a Neighbourhood Plan if they so wish.

If elements from VDS & PP are not included in the Villages Document, we would support them being adopted as Supplementary Planning Guidance to the New Local Plan, so that they will continue to be given weight as material planning considerations.

We support full consultation with the public, as you are proposing during October 2012. Local communities have a wealth of information about potential sites, and the needs of the community, which should be fully utilised. It is vital that the consultation events are well

publicised, and that as much information as possible on the potential sites is widely disseminated. We would support using criteria, as in Stage B of the SHLAA methodology, to help the public in assessing the various sites. It would be useful if responses could also be made by email or by questionnaire, as not all members of the public would be able to attend a single consultation event.

Yours sincerely



Dr Margaret Hall
Secretary, East Devon CPRE



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

Date: 3 September 2012
Our Ref: JST/RT M10/0904-14
Your Ref:

By Post and Email:
localplan@eastdevon.gov.uk

Dear Sir / Madam

RE: EAST DEVON VILLAGE – PLANNING DEVELOPMENT DOCUMENT

I refer to the above document, the scope of which is currently out for consultation and set out below our representations on behalf of our client **Devon and Cornwall Housing (DCH)** who have an interest in a site on the edge of Woodbury, East Devon. Therefore, the following comments specifically relate to the village of Woodbury, although many comments will be common to all villages to be contained within the eventual document.

Our client's site is directly adjacent to the development boundary of Woodbury, well located to the centre of the settlement and is suitable for integration within the development boundary in the future for a mix of affordable and market housing. The site has been promoted through the SHLAA in 2011 for residential development and the Council considered that it was suitable for development.

The proposals for the site have been extensively discussed with a number of stakeholders over a number of years including an initial meeting with John Golding (Head of Social Inclusion and Kate Little (Head of Planning) on 5 October 2010. We have also met with Nigel Barrett (Senior Development Management Officer) through the pre-application procedure; with Parish Councillors at two recent Parish Council meetings; and local residents at a public exhibition in May 2012. Subsequent to the exhibition an update brochure has been prepared and circulated. As it stands, my client's intentions are to submit an application for 34 dwellings, within the next few weeks.

Our comments on the scope of the East Devon Village – Planning Development Document are as follows (they also relate in part to the Draft Proposed Submission Local Plan document where relevant).

Overview

It has to be questioned whether this tier of plan making is necessary in light of the current structure of planning policy documents at a national and local level. The neighbourhood plan process whilst remaining a largely unknown entity appears to be the Government's way of ensuring that local communities have the best opportunities for influencing plan making in their villages i.e. localism. The context of the hierarchy is set out in the email dated 2 August in so much as, "The main East Devon Local Plan will contain strategic and development management Policies relevant to the whole District. It will also contain detailed policies for the seven main towns of the District and that part of the District abutting Exeter (our 'West End')." With this in mind an alternative approach may be to extend the main East Devon Local Plan to include villages. This would provide greater clarity for all planning decisions across the District. Whilst it is accepted that this document may become rather large it maybe more appropriate than creating a lower tier document, which as you say must, "be consistent with strategic policy in the main Local Plan". A two tier approach (or three tier if you include the Neighbourhood Plan) has the chance to create greater confusion and possible conflict with any emerging neighbourhood plans.

A decision should therefore be made on whether this level of plan making is necessary and desirable.

Notwithstanding these comments we set out under the headings in your email a number of more specific comments on the basis that the Planning Development Document will proceed.

Show Built-up Area Boundaries (or development boundary)

If the East Devon Village – Planning Development Document is pursued we would support the Council's intention to update the development boundaries of smaller towns and villages; in particular where new land can be allocated for appropriate development.

The development boundary at Woodbury is drawn very tightly around the existing village and there is very little scope for development of additional houses within the current boundary. Therefore, there is a need for amendments to the boundary to accommodate new development in the future to meet even the minimum target of 35 dwellings as set out in the emerging Local Plan.

In this respect, we consider that the boundary should be specifically extended along Castle Lane to accommodate our client's site which is currently at pre-application stage and has been proposed for residential development through the Strategic Housing Land Availability Assessment (SHLAA), a public exhibition and in discussions with Parish Councillors.

The extension of the development boundary of Woodbury should also be considered in conjunction with the level of housing development which is required at the village. This should be assessed according to the guidance in the NPPF (paragraph 14 and chapter 6) upon evidence which the Local Planning Authority (LPA) has with regard to local housing needs. In particular, the latest Strategic Housing Market Assessment (SHMA) dated 2011 for East Devon which identifies the need for affordable housing delivery and meeting local needs.

Allocate land for new development

We consider that land should be allocated in conjunction with evidence of the need for development that the Council has already collected through various documents, including the SHMA and SHLAA and not simply on local opinion. This is a requirement of the NPPF and the LPA will need to demonstrate how land has been allocated for development in line with local objectively assessed needs for both market and affordable housing (NPPF paragraph 14).

There should be a robust site assessment checking individual site's availability, achievability and deliverability in addition to any technical or physical constraints to delivery of development on the site, the information the LPA have in the SHLAA will be able to provide this.

Designate land for 'protection' or safeguarding or show where specific policies apply

We have concerns regarding the criteria for arbitrary 'protection' of land. Traditionally protection of land is on the basis of physical characteristics or nature conservation interests which should be included within the emerging Local Plan.

Whilst we appreciate that it will be beneficial to protect locally important areas of land, we would like to see consistency across the approaches used throughout the villages / small towns and that local discretion (although important) is not applied without reference to the wider context of the sites and District or National policy.

Settlement specific 'development management' policies that will be used to determine whether planning applications submitted to the Council should be granted planning permission

These policies could become too focussed and settlement specific. Whilst we recognise the fact that each settlement is distinct and that there may therefore be an element of scope for settlement specific policies we consider that these should be focussed on local design such as is already set out through the Woodbury Village Design Statement which is an adopted SPD. We do not consider that this is necessarily best produced through a new tier of plan making but could be included in a revised Woodbury Design Statement as a Supplementary Planning Document or in a Neighbourhood Plan.

We support the need for local context to be considered but would like to see a consistent approach throughout all settlements and reference to the District wide Development Management policies also.

There is also a matter of consistency should any of the villages seek to produce its own Neighbourhood Plan in so much as any Neighbourhood Plan should be conformity with the "Local Plan". Further comments are set out below on this.

Other Matters for consideration

We suggest that the following issues are particularly important to consider in this document:

- **Consistency with Emerging Local Plan**

Emerging Strategy 27 of the Local Plan indicates that there are a minimum of 35 dwellings proposed for Woodbury. It also states that anything above that would need to come forward through a Neighbourhood Plan. Will this remain the case? It needs to be made clear whether the East Devon Village – Planning Development Document will allocate land for the 35 dwellings that are identified in the emerging Local Plan or if it will take the role of the Neighbourhood Plan in identifying further development over and above the 35 proposed.

A clear hierarchy of documents is required to be established between the Local Plan, East Devon Village – Planning Development Document and any future Neighbourhood Plan. The aims of each document should be clearly set out and the inter-relationships between the documents or any overlaps should be identified from the outset.

Furthermore, as a Neighbourhood Plan for Woodbury has not yet been progressed, we are interested to see how this might reiterate or even conflict what is in the East Devon Village – Planning Development Document.

- **Balanced Communities**

There is a need for new development in smaller towns and villages to promote balanced communities and a mix of housing based on 'current and future demographic trends, market trends and the needs of different groups of people within the community' in line with NPPF guidance (paragraph 50). This requires a reliance on an up to date evidence base. In addition, paragraph 158 of the NPPF requires LPAs to consider all evidence on local needs such as from the SHMA, housing waiting lists, viability studies, SHLAA etc. to dictate what type of housing development is required within the local area.

Our concern is that some local communities within East Devon District do not consider that there is a need for affordable housing to be provided. However, this is strongly contradicted through the evidence base and the housing need statistics within the Council's evidence base documents and in line with Strategy 4 of the emerging Local Plan. There is a need for the wider context of need to be considered through this emerging Document to address local housing needs which have previously been ignored.

- **Sustainable Communities**

Strategy 3 of the emerging Local Plan relates to this matter. We fully accept that there is a shortage of market and affordable housing being provided throughout the District. This shortage has built up over a long period of time and will need to be addressed as a matter of urgency to ensure that there is sufficient provision over the coming years at local level as well as District wide. (Relates to chapter 15 of the emerging Local Plan: Smaller Towns, Villages and Countryside)

We are concerned that there is no particular justification for the number of houses to be allocated to each town / village within the emerging Local Plan. It would be useful to know how each settlement has been assessed by the LPA. In particular, we consider that each settlement should be analysed on the basis of their individual character, services and facilities on offer. This should then inform an assessment of the capacity the settlement has for future housing development rather than an ad hoc approach that appears to be currently adopted. For example, Woodbury is the 6th most sustainable village out of the 60 that have been analysed by East Devon District Council in the facilities check; this should be reflected in the number of houses that will be proposed within the village in the future.

We note that not all of the previously identified 'hub villages' (including Woodbury in the previous Consultation Draft Local Plan) were of a similar size or had the same level of facilities. However, there is a need to ensure that new housing provision is appropriately spread throughout the District to meet objectively assessed local housing needs.

We are concerned that currently there is insufficient flexibility to deliver new affordable and market housing particularly outside of the main settlements within East Devon. Where there was previously a mechanism for the provision of housing at hub settlements which would have allowed market and affordable units to be provided this has been removed from the emerging Local Plan and reduced in number. We consider that Woodbury has a reasonable size population with good facilities and reliable public transport which would mean that it is one of the more accessible villages in East Devon.

There should be a much clearer steer from the emerging Local Plan to inform the East Devon Village – Planning Development Document with regard to which settlements are capable of accommodating more housing (over and above the 5% growth rates set out in Strategy 27 of the emerging Local Plan) and the numbers of dwellings to be allocated to those settlements.

At present the emerging Strategy 27 of the Local Plan states that development over and above 35 dwellings in Woodbury will come forward through a Neighbourhood Plan. The LPA need to make clear if this is still to be the case and whether this is in addition to any development identified within this East Devon Village – Planning Development Document.

- **Delivery of affordable and market housing within East Devon**

We consider that currently there is confusion over the policies contained within the emerging Local Plan relating to the provision of market and affordable housing.

Strategy 35 (Mixed Affordable and Market Housing outside of development boundaries) is intended to be aimed at developments which have an element of cross subsidy on the site and are not market led, this seems to conflict in places with Draft Strategy 27, particularly with regard to developments at larger settlements. It is not clear how these policies fit together, which could lead to potential problems in the consideration of planning applications in the future.

If the East Devon Village – Planning Development Document seeks revisions to the development boundaries and allocates sites for development will the policies within the document then will this

document also specify the amount of affordable housing and market to be delivered on the site or will this be left to conform with policies set out within the Local Plan? This needs to be clarified.

- **Affordable housing targets**

The 2011 Roger Tym and Three Dragons viability report indicates the vast differences that exist within East Devon in terms of property values and subsequent viability. Woodbury falls within the 'rural' area that is identified through the study as being an area where values are higher than urban areas nonetheless, the study showed that the values were not as high as coastal areas or within Sidmouth.

We consider that there is a wide variety of land values within the identified 'rural' area and that therefore there should be some leniency with regard to the application of one overall affordable housing target.

The report recommends that there should be two targets set one for urban areas and one for rural areas, the coast and Sidmouth, which is the approach taken within the emerging Local Plan. Whilst the report considers that rural areas have a higher value the cautious approach suggested considered a target of 40% affordable whilst indicating that 50% could be achievable in higher value areas. Whilst the 50% target could be achievable it is considered to be onerous upon developers, particularly in the current economic climate to provide 50% affordable housing on schemes. The NPPF in particular states that not only should plans take 'local circumstances into account' (paragraph 10) but that 'sustainable development requires careful attention to viability and costs...' (paragraph 173).

We hope that the above comments are useful; they are intended to be constructive comments however, we would like to reiterate to the Council that this document should hold limited weight in decisions on planning applications until it has been fully tested and adopted via the Examination process.

We would like to request that Devon and Cornwall Housing are retained on the consultation database with Tetlow King Planning as their agents.

Yours faithfully



JAMES STACEY
For and On Behalf Of
TETLOW KING PLANNING
James.stacey@tetlow-king.co.uk

cc: S Fowler - DCH

Maria Toynton

From: Richard Power [richard.power@exeter.anglican.org]
Sent: 03 August 2012 09:01
To: Localplan
Subject: FW: East Devon Village - Planning Development Document

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sirs

Education provision in the Primary sector is experiencing pressure on pupil places and this particularly evident in specific towns and villages in East Devon. The proposed documentation for Village Plans and the Main Town Plans do not appear to also have a central focus on infrastructure pressures and opportunities resulting from development at each locality, and this is an omission which should be addressed in the proposed Planning development document. This specific local focus of the impact of and the opportunity to address outstanding infrastructure issues through development needs to be a key element of the planning decision making process.

Yours sincerely

Richard Power
Diocesan Surveyor (Education)
Diocese of Exeter

From: Matthew Dickins [mailto:MDickins@eastdevon.gov.uk]
Sent: 02 August 2012 16:48
To: Matthew Dickins
Cc: Claire Rodway
Subject: [[KEYWORD SPAM]] - FW: East Devon Village - Planning Development Document - UNCLASSIFIED:

East Devon Village – Planning Development Document

I am writing to let you know that East Devon District Council is carrying out consultation as part of the preparation of a new planning policy document for villages and would like to hear your views on what the document should contain.

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2. Allocate land for new development;
3. Designate land for 'protection' or safeguarding or show where specific policies apply;
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Please pass this communication on to anyone else you think might be interested and please send any comments to:

localplan@eastdevon.gov.uk

or post to:

Planning Policy
East Devon District Council
Knowle
Station Road
Sidmouth
EX10 8HL

If you require any further information or wish to discuss this consultation please contact the Policy Team on 01395 - 571533.

The deadline for comments is Midday on Monday 3rd September 2012.

We hold your details on our Local Plan database. Please let us know if you wish to be removed from this database or if there are any changes to your details. If you are an agent that is currently or has previously acted for clients I should be obliged if you would contact your current/past clients as appropriate.

Matthew Dickins
Planning Policy Manager
East Devon District Council

Direct Line – 01395 - 571540

http://www.eastdevon.gov.uk/email_disclaimer.htm



Unclassified

Gill Smith
County Hall
Dorchester
DT1 1XJ

Telephone: 01305 225137
Minicom: 01305 267933

We welcome calls via text Relay

Email: gill.m.smith@dorsetcc.gov.uk
DX: DX 8716 Dorchester
Website: www.dorsetforyou.com

Attn Mr Matthew Dickins
Planning Policy Manager
East Devon District Council
Knowle,
Station Road,
Sidmouth.
EX10 8HL

Date: 03.09.2012
Ask for: Gill Smith
My ref: GMS/EDVills1
Your Ref:

Dear Mr Dickins,

East Devon Villages - Planning Development Document

Thank you for consulting Dorset County Council at the outset of your work on a plan for the villages of East Devon.

I have consulted colleagues in Childrens' Services who have commented as follows:

"As part of the provision of places in the Lyme Regis area Woodroffe School will have to expand. Currently parts of the playing fields are across the border in Devon - within the Parish of Uplyme and in order for the school to expand it is possible that they may look to locate school buildings on the playing fields as part of that strategy. This would also address the long term need to improve the suitability of the existing infrastructure".

I would therefore be grateful if you could bear these comments in mind when preparing the plan for Uplyme.

Please contact me if you would like any further information. I will be happy to arrange a meeting with the relevant officers if necessary.

Yours faithfully,



Gill Smith
Senior Planning Officer

Maria Toynton

From: Gill.M.Smith@dorsetcc.gov.uk
Sent: 03 August 2012 10:12
To: Localplan
Subject: East Devon Villages consultation

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Forwarded

Dear Planning Policy team,

Just a quick query re your current consultation on villages. Can you please advise me of any villages close to the Dorset border that this plan will relate to?

Thanks,
Gill

Gill Smith
Senior Planning Officer
Dorset County Council.

Direct Dial: 01305 225137" This e-mail is intended for the named addressee(s) only and may contain information about individuals or other sensitive information and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this email in error, kindly disregard the content of the message and notify the sender immediately. Please be aware that all email may be subject to recording and/or monitoring in accordance with relevant legislation."

Exeter and Honiton Gospel Halls Trust

Re: East Devon Village – Planning Development Document

28.08.12

Dear Sirs

We are writing in response to your email sent on the 2nd August 2012 regarding some views on the planning document for East Devon villages.

Our concern is that there is provision made for places of public religious worship. We believe that this has been put forward for inclusion in the main framework plan for East Devon but feel there is a need of provision being made at a village level aswell.

As a Christian community we have been looking ourselves over a long period of time at sites in Exeter and the surrounding areas for further meeting halls and facilities. For example, we are currently pursuing a site in the Clyst St Mary area. This area and other villages to the west of your district that border the city are particularly of interest because of the growing numbers of community members living in these surrounding areas.

If you have any questions regarding our requests we would be more than happy to discuss this with you.

Thanking you in anticipation of your support.

Yours sincerely

Stephen Coates

Andrew Parson

Terry Short

30 Rydon Lane, Exeter, EX2 7AW

Trustees: - Stephen Coates Andrew Parson Terry Short

Contact: 07848 454303

Mr & Mrs Antony Sweet
6 Bracken Close
Honiton
Devon
EX14 2YS

Ref: Local Plan -Honiton

3rd August 2012

Dear Matt Dickens

Thank you for you email regarding the updated Local Plan.

We are pleased to see the removal of Heathfield Manor in Honiton which was passed by the Development Management Committee on 17th July and ratified by the full East Devon District Council on 25th July. We assume this is the final decision.

We would appreciate being kept informed of any further planning developments.

Yours sincerely

Gillian Sweet

Maria Toynton

From: [REDACTED]
Sent: 29 August 2012 21:01
To: Localplan
Subject: The Villages Plan

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dealt with

I thank you for your email and am pleased to comment as follows. Please note that my comments are based upon the fact that I am particularly interested in West Hill.

1. Built Up Area Boundaries. These are important but should not be restrictive. They should be used simply "to prevent the spread of development into surrounding agricultural land". In the case of West Hill the old pre 1995 Boundary could be used as a base for any new boundary. An alternative would be to use the local speed limits as a base for any new boundary. In order to avoid the need for future changes any new boundary should take into account the high demand for living in villages, Many people prefer village life to that in towns. The Government have made it clear that building houses is a key to economic Growth and sufficient land must be made available to meet their targets. Any new Boundary should take fully into account the recently completed SHLAA.

2. Allocating land. If good new Built Up Area Boundaries are produced then it seems unnecessary to have specific allocations of land. Indeed any specific allocation will produce objections from the immediate neighbours. The principle of "not in my backyard" still seems to arise regularly. Some neighbours seem able to exert more influence than others. If land allocations have to be included in the Plans then certain criteria are important, close to facilities, bus stops, shops, good access etc. The SHLAA becomes important again as this has already set out basic allocations. It will be useful if some Planning gain can be achieved such as road improvements.

3. Protected land. This seems a good idea as long as there are very good reasons for the "protection" and it is not simply a device to prevent development of suitable plots.

4. Settlement specific policies should not become unduly restrictive. However if designed to encourage release of land for development then they may be a good idea.

OVERALL ensuring that there is more than adequate land available (i.e. supply against demand) will help to control land prices and therefore house prices and will help to meet Government targets.

5. Affordable Housing. The current rules (40%, 5 or more) are becoming unworkable. For example a 10 house development in West Hill with 6 4/5-bed market houses and 4 4/5-bed affordables is just not practical since no developer would consider buying land on this basis (i.e. the land value tends towards zero). The 25% town rule should apply in villages and there should be effective buying out provisions. Retirement homes should be allowed as an alternative to affordables. There should be a maximum number of affordables linked to the real demand in the village. It is important to note that landowners (not developers or the taxpayers) are being forced to pay for the affordables. The current method of trying to provide affordables is very artificial and a more "natural method" is needed.

Maria Toynton

From: JANE DOSWELL [REDACTED]
Sent: 02 August 2012 21:02
To: Matthew Dickins; Localplan
Subject: RE: East Devon Village - Planning Development Document - UNCLASSIFIED:

Follow Up Flag: Follow up
Flag Status: Completed

THIS IS THE EMAIL I PREVIOUSLY SENT AND DID NOT RECEIVE ANY ACKNOWLEDGEMENT.

Dear Sirs

My feedback on the Exmouth plan relates to the red hatched area shown on the town centre insert map by the estuary and to the edge of the beach area. Why on earth are these areas shown as requiring regeneration? There is no need to take the developments to the edge of the estuary or to the edge of the beach. Open spaces and views of the estuary are important - this is the first sight for many arriving in Exmouth that the town lies on a beautiful estuary. If you remove or block this sight I believe you take away a lasting impression made on people that this is not just a built up residential / commercial place - this view immediately strikes the new comer and attracts the eyes of anybody to the fact that they are on a huge beautiful estuary, often with sailors, kite surfers and windsurfers giving a great atmosphere of fun/sport and leisure, which links to a huge beach area. Of course, they can then park and go to the shops and enjoy the proper 'town centre' and obviously the internal parts of the town can be developed (tastefully one hopes). With regard to the beach area, many people enjoy the open green areas rather than the beach and the buildings that exist are enough. The current buildings blend in - one storey (apart from the bowling alley - which in my view I would have preferred to be one storey). I personally think EDDC should bear in mind strongly that tourists are a huge part of the income provided to local businesses and increase the employment in the area, and they (we) are all fickle....we don't necessarily want to visit somewhere just like home with shops and offices, no views - Exmouth must market it's beauty and coastal position.

There is no need to develop/spoil these estuary and beach front areas - there are plenty of in-fill sites and places on the outskirts of town for industrial/commercial developments.

If regeneration can be split into different categories, perhaps this would give less distrust as previously regeneration headlines are about knocking down existing buildings and promoting commercial and residential buildings. If EDDC insist the above sites require 'regenerating' then I would like to see suggestions for landscaping and seating, or a park that could perhaps have a jurasic link (dinosaurs perhaps, like Crystal Palace Park!). I think EDDC should show local people and people who care about Exmouth that it takes on board that regeneration is not about knocking things down, building, blocking views.... and is particularly about 'regenerating' ie improving, not JUST about making money or commercial projects.

Thank you for the opportunity to feedback, and I would be grateful to have confirmation that our views are recorded and indeed considered!

Yours faithfully
Jane Doswell

From: MDickins@eastdevon.gov.uk
To: MDickins@eastdevon.gov.uk
CC: CRodway@eastdevon.gov.uk
Date: Thu, 2 Aug 2012 16:44:54 +0100
Subject: East Devon Village - Planning Development Document - UNCLASSIFIED:

East Devon Village – Planning Development Document

I am writing to let you know that East Devon District Council is carrying out consultation as part of the preparation of a new planning policy document for villages and would like to hear your views on what the document should contain.

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Matthew Dickins
Planning Policy Manager
East Devon District Council

Direct Line – 01395 - 571540

http://www.eastdevon.gov.uk/email_disclaimer.htm

Winslade Park

East Devon Village – Planning Development Document consultation

Introduction

East Devon District Council is carrying out consultation as part of the preparation of a new planning policy document for villages and has requested views on what the document should contain. This response is submitted on behalf of F&C Reit, with specific regard to Winslade Park.

The main East Devon Local Plan will contain strategic and development management policies relevant to the whole District. It will also contain detailed policies for the seven main towns of the District and the West End.

The Villages plan will be specifically concerned with the small towns and villages of East Devon and it will need to be consistent with strategic policy in the main Local Plan. It is envisaged that the villages document should:

1. Show Built-up Area Boundaries (or development boundary);
2. Allocate land for new development;
3. Contain settlement specific 'development management' policies that will be used to determine whether planning applications submitted to the Council should be granted planning permission

Key issues

The key considerations raised in these representations are:

- Revision to the settlement boundaries of villages, particularly at Clyst St Mary;
- Recognition of Winslade Park as a unique development site/opportunity.

SETTLEMENT BOUNDARY REVISION

A comprehensive review of the settlement boundaries has not yet been undertaken by EDDC and it is considered imperative that this process be included within the development of the Villages Plan. A review of the settlement boundaries listed in Local Plan Policy S3 (Built-up Area Boundaries for Villages), would update historic development boundaries and identify where development can best be accommodated and aide the ability to direct growth to the most appropriate locations.

Winslade Park

The land at Winslade Park, Clyst St Mary offers a unique development opportunity. The land at Winslade Park lies immediately to the south of Clyst St Mary, adjoining the settlement boundary, but currently within the open

countryside. If the boundary of the settlement was revised to include all or part of Winslade Park it is considered that Winslade Park could come forward within a reasonable timeframe to deliver the required sustainable development land for Clyst St Mary.

A published report the Government by Matthew Taylor MP entitled 'Living Working Countryside' (July 2008) makes references to the previous policy approach of protecting villages from development and the unfortunate and unintended consequences of this policy approach; the loss of services and facilities; increasing affordability problems etc. Chapter 3, paragraph 1 refers to an overly narrow interpretation of policies designed to protect the countryside which mistakenly brands small settlements as unsustainable. One of the housing challenges facing villages therefore is restrictive planning regimes and shortfall of planned provision of new homes creating an especially constrained supply of both market and affordable homes.

Recommendation:

It is considered that a the village development boundaries should be the subject of a comprehensive review; taking into account the growth levels indicated within the Core Strategy and in consultation with the local community.

Specifically it is considered that the Clyst St Mary settlement boundary should be revised to include Winslade Park, or the parts of Winslade Park which are considered suitable for further development. If the boundary of the settlement was revised to include all or part of Winslade Park it is considered that the site could come forward within a reasonable timeframe to deliver the required development land for Clyst St Mary; providing much needed affordable dwellings and community services as well as open market dwellings.

Winslade Park is a brownfield redevelopment opportunity and as such represents the most efficient location for any growth in the village as; specifically over any potential Greenfield opportunities (NPPF para 111).

The redevelopment of Winslade Park as an extension to the existing built environment of Clyst St Mary, offers the opportunity to enhance the setting of the village and improve linkages between the historic village and any future development.

The redevelopment of Winslade Park would also provide opportunity to enhance the significant heritage assets on the site for the benefit of future generations.

SITE SPECIFIC ALLOCATION OPPORTUNITY - WINSLADE PARK

At this time is understood that the work on the Village Plan is in the initial stages; however it is considered important to raise awareness of Winslade Park and its suitability for inclusion as a Specific Site Allocation.

Jones Lang LaSalle have made representations at all stages of the LDF process which suggested that due to the unique nature of Winslade Park, it should also be recognised as a 'Major Mixed Use Redevelopment

Opportunity Site', either individually or as part of a strategy of identifying a series of opportunity sites along the A3052 corridor.

At this stage Friends Provident continues to occupy much of the Winslade Park site; however Friends Provident are currently undertaking a strategic review of their Estate across the UK and this could impact significantly upon Winslade Park. The review is likely lead to the consolidation of sites across the UK and the phased reduction in staffing at Clyst St Mary; potential leading to a wholesale vacation of the site by 2014/15 if operations are instead focussed on other UK locations. Furthermore, tenant DEFRA has announced that they will be relocating into Exeter from the site in 2013. As such, it is considered that a site of this size and strategic importance should be given due recognition within in the Preferred Approach document and recognised in the future Site Allocations document.

Strategic Housing Land Availability Assessment (SHLAA)

Previous representations to the Strategic Housing Land Availability Assessment (SHLAA) have demonstrated that the site is considered suitable for redevelopment; offering a suitable location for development and would contribute to the creation of sustainable, mixed communities, being part of Clyst St Mary, which is identified as a hub village.

Furthermore, the site is not subject to physical limitations and its development would not have any major adverse impact on landscape features, conservation or environmental conditions. As outlined in a report prepared by Hyder Consulting, a significant amount of the land at Winslade Park is outside of the flood zone and as such could be developed without risk of flooding to residential or commercial uses.

Winslade Park is considered to be a site which is achievable for mixed use development and the 2009 SHLAA highlights no other sites in Clyst St Mary which can be delivered within 10 years, and none which are as suitable, available or achievable as Winslade Park. The sites which are included as having potential (W139/W026) are subject to concerns regarding infrastructure. It is therefore considered that the land at Winslade Park represents a strong opportunity for further growth in the village and it could come forward in advance of other sites.

It is considered that the Friends Provident owned site could represent the most suitable, available, and importantly, deliverable option for future growth in Clyst St Mary, particularly in the short term. Friends Provident consider that their land at Clyst St Mary is suitable and available for development for residential and mixed use purposes subject to further discussions with the Council. It is recognised that further supporting work is required to unlock the potential residential development and Friends Provident are willing to engage with the Local Authority on progressing this.

Recommendation:

In recognition of the need for rural development, and the timescales for the Site Allocations document, inclusion of Winslade Park as a 'Major Mixed Use Redevelopment Opportunity Site', either individually

or as part of a strategy of identifying a series of opportunity sites along the A3052 corridor is supported.

Conclusions

The inclusion of Clyst St Mary as a hub settlement in the Draft Consultation Plan for East Devon is supported by Friends Provident. However, it is considered that the settlement boundary for Clyst St Mary should be revised to encompass all or part of Winslade Park to provide additional residential / mixed use development to support the hub settlement status.

It is considered that Winslade Park should be recognised as a “major mixed use redevelopment site” which can accommodate future development due to its strategic significance and locational advantages

Catherine Baddeley

Jones Lang LaSalle Ltd.

Maria Toynton

From: Karen Curnock [REDACTED]
Sent: 03 August 2012 07:49
To: Localplan
Subject: East Devon Village – Planning Development Document

Follow Up Flag: Follow up
Flag Status: Completed

As invited in a recent email from Matthew Dickins, I am writing about a particular issue that I think should be addressed in the East Devon Village - Planning Development Document. It was stated that it would include Villages and small Towns, so I assume Seaton, Beer and Axmouth are part of that. There is no doubt that people do not get enough exercise and that the one strategy of more exercise can reduce blood pressure, help people to lose weight, stave off dementia and thereby save millions of pounds in the NHS.

I have been grateful for the introduction of the outdoor gym in Seaton; I use it regularly and living just opposite, I know that it is a well-used and much appreciated facility, so I am grateful for that introduction. I have also been glad of the footpath along the Beer Road connecting Seaton to Beer.

What I would like to see over the next couple of years is a major investment in the introduction of new footpaths to provide more circular walks around Seaton free from the danger of passing traffic on country roads and blind bends. In particular:

a footpath along Harepath Hill connecting the Tower Garage at the top of Seaton Down Hill with Barnards Hill Lane;

a footpath along Colyford Road connecting the end of Scalwell Lane with the footpath that starts by the St John Ambulance Hall;

also along the rest of Colyford Road and Seaton Road to Swan Hill;

a footpath connecting up the Seaton Marsh birdhide with the new bird hides; and

though this one is blue sky thinking, it would be wonderful to have a footbridge across the Axe to the new bird viewing platform at Axmouth, (this would need to be built up at the sides with bird viewing holes along its length).

Of course the footpath along the Old Beer Road at the road collapse needs to be made safe and reopened as soon as possible. I'm sure the engineers are advising but, to my knowledge, there are no new cracks and, if fenced off, it could be made safe immediately for walkers. Notwithstanding the recent tragedy at Burton Bradstock, the current arrangement of fencing seems excessive.

In a similar vein, and this is a much bigger earth moving job, I hope that the footpath demolished by the land slip at the mouth of the Axe can be reinstated as soon as possible.

All of these could be used to encourage people to get out and get fit as well as enjoying the wonderful natural environment that Seaton provides in abundance. This is our unique most important strength as a small East Devon town and we need to maximise that benefit.

Yours in hope,

Karen Curnock

Stone Acre
Castle Hill
Seaton
EX12 2QP

Maria Toynton

From: [REDACTED]
Sent: 09 August 2012 12:59
To: Localplan
Subject: Villages

Follow Up Flag: Follow up
Flag Status: Completed

Hi

Thank you for giving us the opportunity to comment on the village section of the proposed local plan. Our comments are as follows:

1. Development should not be allowed outside the existing building confines of the old local plan. The proposed total of 39 properties allocated for Newton Poppleford in the guidelines for the new plan could easily be accommodated within existing building confines.
2. It would appear that the SHLAA invitation to land owners has been received like 'manner from heaven'. We have a farmer near us who has been keeping fields dormant for years and openly says that he will get planning permission eventually and the SHLAA invite has increased his resolve.
3. With regard to the above, I believe EDDC have a duty to make sure land that that could be farmed is kept for farming specially in view of potential world grain shortages and not allowed to be sold to developers so that farmers can make huge profits for little effort.

Thank you

L. Hunt

Maria Toynton

From: malcolm randall [randall@buildconsultants.co.uk]
Sent: 13 August 2012 06:54
To: Localplan
Cc: Mrs G Turner
Subject: East Devon Village - Planning Development Document

Follow Up Flag: Follow up
Flag Status: Completed

Planning Policy
East Devon District Council

This would appear to be an attempt to further control development and restrict what could be natural growth in villages

- Built-up Area Boundaries (or development boundary) are used to restrict the growth of villages and opportunities that have been natural for many hundreds of years. Many villages in East Devon are experiencing a slow decline of facilities such as shops and other local services. Without growth, villages are not sustainable and cannot compete with the facilities in towns. We have an opportunity to put Whimble back to work.
- Allocating land for new development is unwise for those who cannot fully appreciate the market and commercial forces. The National Planning Policy Framework places an emphasis on economic need.
- Specific emphasis could be placed on the needs of local business, the need for jobs, the growth of both existing and new businesses. Whimble has lost much business in the past 50 years and nearly all the residents now work elsewhere in the County and beyond.

Malcolm Randall BSc MICE
Property Consultant



The Innovation Warehouse, 1 East Poultry Av., EC1a 9PT Smithfield in The City Of London and Whimble East Devon



+44(0)844 8000242 (Mobiles: Malcolm 07896 665903; Marianne 07834 809270)



E-mail: randall@buildconsultants.co.uk

web site: <http://www.buildconsultants.co.uk>

Maria Toynton

From: Maria Chakraborty [REDACTED]
Sent: 02 September 2012 20:24
To: Localplan
Cc: [REDACTED]
Subject: FW: East Devon Village - Planning Development Document - UNCLASSIFIED:
Attachments: East Devon Local Plan Consultation Feedback Sept 2012.doc

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dealt with

Dear Sir/ Madam

Please find attached my comments in response to your consultation regarding the East Devon Local Plan.

A hard copy containing the map referred to has also been forwarded to the address detailed in your email below. Should you have any queries regarding this or wish to discuss any part of this with me further, please do not hesitate to contact me on my mobile [REDACTED] or this email address.

I would be most grateful if you could confirm receipt of this as part of the consultation.

Kind regards

Maria Chakraborty

The Smithy, 9 Rewe Barton, Rewe, Exeter. EX5 4EH

[REDACTED]

[REDACTED] Original Message-----

From: Matthew Dickins [mailto:MDickins@eastdevon.gov.uk]
Sent: 02 August 2012 16:45
To: Matthew Dickins
Cc: Claire Rodway
Subject: East Devon Village - Planning Development Document - UNCLASSIFIED:

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Matthew Dickins

Planning Policy Manager

East Devon District Council

Direct Line – 01395 - 571540

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Maria Toynton

From: Young Marion [REDACTED]
Sent: 17 August 2012 15:55
To: Localplan
Subject: East Devon Village - Planning Development Document

Follow Up Flag: Follow up
Flag Status: Completed

To Whom It May Concern:

A concern I have regarding village planning is that I believe that people are only allowed planning on their existing properties for letting purposes. I cannot see what benefit this is to a village or individuals. If you have a growing family and wish to enlarge your property to allow for them to remain in your home, why is this not possible? Yet you can extend if you want to let it out? If it is to do with being able to collect additional Community Charge, then perhaps we should look at the Poll Tax system but not be as greedy as we tried to be in the 80s, ie. ensuring all adults pay for their Community?

Second homes (for letting) have ruined many villages in Devon and Cornwall.

Thank you for giving me a chance to express my concern.

Marion Young

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Maria Toynton

From: JOHN MILLS [REDACTED]
Sent: 30 August 2012 10:14
To: Localplan
Subject: East Devon Village Planning Document- UNCLASSIFIED

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dealt with

Dear Sir/Madam,

I am writing on behalf of the Burgesses of the Ancient Borough of Colyford regarding the proposal set out in Matthew Dickens email of 2nd August to develop a new planning policy document for villages, which might also include the allocation of land for new development.

There are some general principles the Burgesses would wish to promote regarding any developments in Colyford, namely:

- The retention of the existing "green wedges" between Colyford and Colyton and Colyford and Seaton;
- That any housing developments should be (a) within the existing Colyford built-up area (b) small scale in their nature (c) in-fill within the existing built-up area. Colyton Parish Council have previously agreed not to support any development other than in-fill and that this should be restricted to a maximum of ten dwellings for Colyford. The EDDC Consultation Draft of December 2011 suggested that future housing allocations should be based on 5% of the existing village housing stock. As Colyford contains only around 375 dwellings, this would give a future allocation of just under 20 new dwellings.

In terms of the alternative or additional issues we think should be addressed and the factors which should be taken into account in plan production, we think that the following points are important:

- The extent of existing planning permissions within Seaton should be taken into account before any major developments are even considered for Colyford;
- That local housing needs such as affordable and supported housing are addressed properly before further speculative housing developments are approved;
- That development should not be detrimental to the landscape of the lower Axe and Coly valleys;
- That the development of employment land in Seaton should precede any major housing developments in the surrounding rural villages, otherwise there will be an increase in traffic to places offering employment;
- That East Devon District sets aside the resources necessary to consult with villagers upon and subsequently to explain any new planning policy document for villages and how it will impact upon Colyford;

One final point - the Strategic Housing Land Availability Assessment (SHLAA) exercise appears to cause undue concern amongst villagers in that they think that the outcome represents developments which the District Council are likely to approve. Could we suggest one significant change to the process, please? We feel that it should be preceded by the setting of a total increase in the housing stock which the District Council, after consultation locally, is prepared to approve in the plan period. This would then constrain the total of any housing development proposals arising from the SHLAA.

Thank you,

Yours faithfully,

John Mills

Mayor of the Ancient Borough of Colyford.

I understand that consideration is being given to adjusting the Built-up Area Boundary of villages to accommodate the projected levels of development in the new Local Plan.

In the case of Whimble, the Plan provides for 20 additional dwellings. Planning consent has recently been given for 11 dwellings immediately adjacent to the existing Boundary in Grove Road, and I believe that permission was given for perhaps 4 dwellings in the former station yard adjacent to The Withy, again adjacent to the Built-up Area Boundary. The new Local Plan needs therefore to provide only for a limited number of new dwellings in Whimble.

I believe that it is essential that the Boundary is not extended southwards towards the old A30, for two reasons -

Firstly, to maintain the integrity of Whimble as a distinct community, with a firm Green Wedge to ensure physical and visual separation from Cranbrook.. Any movement of development southwards or westwards will compromise this separation.

Secondly, whilst there may be concerns about creating further traffic movements from through The Square should development take place beyond that to the north, I maintain that these concerns are unfounded. The station, the School, the Victory Hall, the doctor's surgery, a hairdressers, the tennis court, the cricket field and one of the pubs are all located to the north of The Square, and that area of Whimble is served by good roads with footways and is well lit.

Development north of The Square will not therefore require car use for these facilities. Whilst there may be a daily commute to work to the old A30, this volume of traffic will be far outweighed by the number of traffic movements throughout the day through The Square to these facilities should development extend towards the old A30.

Furthermore, from the current Boundary at Woodhayes Lane to The Square, there are three places where two cars are unable to pass and there are no footways. Extending the Boundary southwards would simply increase the volume of traffic along this stretch of road for school journeys, visits to the doctor and use of the above facilities making it even more hazardous for pedestrians.

Whilst I am in no position to put forward a site for development, it does seem to me that the obvious location for any further development in Whimble would be Slewton Field ('the old cricket ground') which is adjacent to Slewton Crescent and with housing the other side of the road, and it is within walking distance of all of the above facilities along good roads with pavements.

I hope that these comments will be helpful in your consideration of the Built-up Area Boundary for Whimble.

Mike Ellingham

X



Jackson-Stops

& Staff

EAST DEVON DISTRICT COUNCIL
ECONOMY

Our Ref: JMG/dl
24th August 2012

Planning Policy Section
East Devon District Council
The Knowle
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Devon
EX10 8HL

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Exeter, Devon EX1 1JG
Telephone: 01392 21402
Fax: 01392 412638

28 AUG 2012

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www.jackson-stops.co.uk

21402	CIRC	SEEN	FILE

Dear Sirs

**Representations to East Devon Villages Consultation/Planning & Development Document
Land at Sowdens Farm, Brampford Speke**

We act on behalf of Mr P Hill, a landowner at Brampford Speke and submit these Representations in response to the initial Consultation to the East Devon Villages Planning and Development document.

These Representations therefore relate to the village of Brampford Speke and its development boundary.

Draft Strategies 1 and 2 of the Draft new East Devon Local Plan (Overall Spatial Strategy; Scale and Distribution), DS1 (3)/DS2 established that around 10% of new homes will need to be accommodated within the smaller towns villages and rural areas. Brampford Speke is defined as a 'small town and village' under draft Strategy 22. We supported this.

Draft Strategy DS22 identifies a small amount of additional housing in the village for circa 5 houses, albeit we believe the actual capacity is for a slightly greater number than this.

Brampford Speke is therefore recognised as a settlement offering a range of accessible services and facilities to meet the everyday needs of local residents and the surrounding area and with public transport connections. It also supports a thriving village school and other community facilities. Additional growth will assist in maintaining and supporting these existing services and facilities and ensure that the village retains its thriving and vital communities. Obviously its close proximity to Exeter means that it is both sustainable in terms of its macro location, but also it will be important to provide homes for local people who wish to stay in Brampford Speke or work locally and therefore being micro sustainable as well.

Conclusion

It is therefore considered that the built-up area boundaries should remain in Brampford Speke, however, they should be reviewed to incorporate those sites which have been considered to be suitable, achievable and available. Land should therefore be specifically allocated for new development.

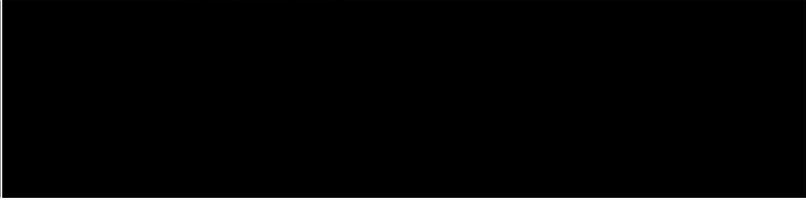


Land at Sowdens Farm has been considered by East Devon District Council as part of previous Consultation, and is clearly suitable by virtue of it being a former farmyard adjacent to the existing built up boundary, at least 50% of which is therefore defined as Brownfield. The site has an acceptable access and services are available in the vicinity.

The site was submitted to the January 2012 SHLAA and considered suitable, achievable and available, and we re-state is well sited on the settlement edge with minimal disruption to neighbours and minimal visual impact.

I look forward to receiving confirmation of receipt of this letter.

Yours faithfully

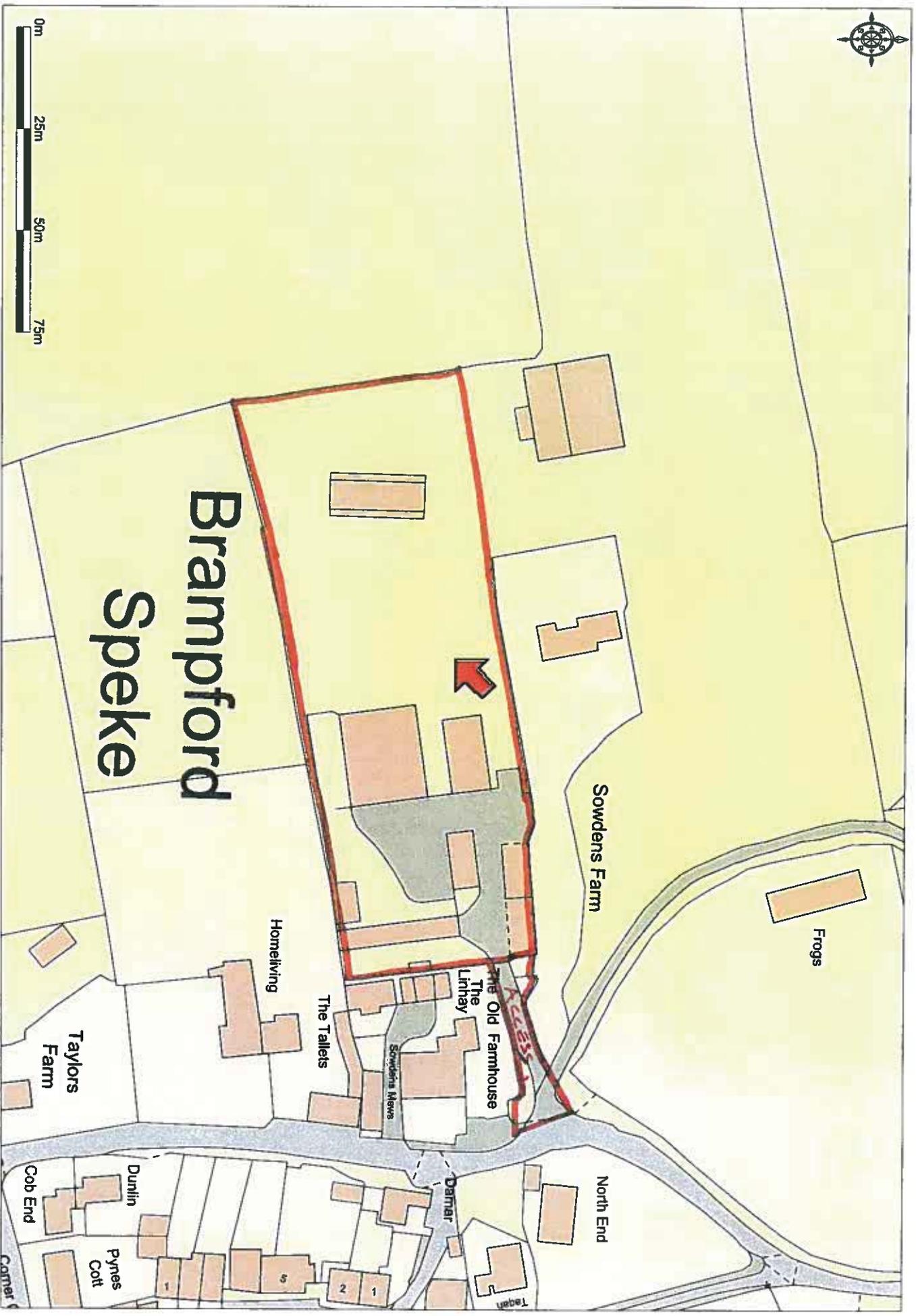


James Gibbs MRICS
Director – Development Land & New Homes
Jackson-Stops & Staff

Direct Dial: 01392 229928
Email: jgibbs@jackson-stops.co.uk

Enc.

New Sowdens Farm, Bramford Speke



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Planning Policy Section
East Devon District Council
Knowle
Sidmouth
DEVON
EX10 8HL

And by Email to: localplan@eastdevon.gov.uk

Please reply to: Hook

22nd August 2012

Our Ref: JT/6316

Dear Sirs,

Representations to East Devon Villages – Planning Development Document

We act on behalf of Mrs E Labdon, a landowner at Clyst Hydon and submit these representations in response to the initial consultation to the East Devon Villages Planning Development Document.

These representations therefore relate to the village of Clyst Hydon.

Draft Strategies 1 and 2 of the draft New East Devon Local Plan (Overall Spatial Strategy; Scale and Distribution) **DS1(3) / DS2** establish that around 10% of new homes (770) will need to be accommodated within the smaller towns, villages and rural areas. Clyst Hydon is defined as a 'small town and village' under Draft Strategy 22. The Parish Council through their representations to the Consultation Draft New East Devon Local Plan, support the strategy in the Plan for the rural areas including Clyst Hydon.

Draft Strategy **DS22** identifies a small amount of additional housing in the village whilst in previous consultation responses the Parish Council supported a requirement for an additional 15 houses.

Clyst Hydon is therefore recognised as a settlement offering a range of accessible services and facilities to meet the everyday needs of local residents and the surrounding area and with public transport connections. It also supports a thriving village school and other community facilities. Additional growth will assist in maintaining and supporting these existing services and facilities and ensure the village retains its thriving and vital community.

Conclusion

It is therefore considered that the Built-Up Area Boundaries should remain for this category of settlement but that they should be reviewed to incorporate those sites which have been considered to be suitable, available and achievable through the SHLAA process. Alternatively land should be specifically allocated for new development.

Land adjacent to Park Close was identified within the 2009 SHLAA as being developable (suitable, available and achievable) and is well-sited on the settlement edge. (SHLAA reference W166 refers).

Yours sincerely,

BELL CORNWELL LLP

JANE TERRY BA Hons, Dip M, MRTPI

Senior Principal Planner

Direct Dial: 01256 382030

E-mail: jterry@bell-cornwell.co.uk

cc. Client

Date: 10 September 2012
Our ref: 60908
Your ref:

Mr Matthew Dickins
Planning Policy
East Devon District Council



BY EMAIL ONLY

Natural England
Consultation
Service
Hornbeam House
Electra Way
Crewe Business
Park
CREWE
CW1 6GJ

T: 0300 060 3900

Dear Mr Dickins,

Planning and Compulsory Purchase Act 2004

Localism Act 2011

Proposed methodology for the consultation on village allocations and boundaries – East Devon Local Plan

Technical Advice

Thank you for your email dated 2nd August 2012, and for consulting Natural England regarding the above. The email was in fact sent to the incorrect address and therefore was not received at the correct address until a few days later. For future reference, it would be very helpful if could you use the address at the end of this letter.

Natural England natural is a non-departmental public body. Our statutory purpose is to ensure that the environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The propose methodology for determining village site allocations which includes parish councils taking a prominent role in the decision making process, is in keeping with the principles of localism. However as some allocations may significantly impact protected landscapes and the heritage coast as well as both nationally and internationally designated environmental sites, given the resources and level of expertise of Parish Councils is it vitally important that they are able to make informed decisions.

It is not considered that the evidence to date including SHLAA process has been sufficiently robust for parish councils to make that informed choice. Parish Councils should be able to consider “reasonable” options only, those which do not conform to national policy having already been excluded. Failure to choose from only “reasonable” options that conform to policy, at best may lead to delay and ultimately may make the plan unsound if these are carried forward into the plan without further analysis.

Natural England
Foundry House
3 Millsands
Riverside Exchange
Sheffield S3 8NH

In particular, Natural England consider that the present absence of certain evidence , in particular capacity and sensitivity studies in protected landscapes, is of concern and needs to be considered and taken account of by the authority.

For example, whilst the majority of Beer lies outside the Heritage Coast, site E302 lies within it. Paragraph 114 of the NPPF states Local planning authorities should maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, in this case, given the numbers of houses proposed at Beer, it is difficult to see how an allocation of such scale would be in conformity with national policy.

Without such studies, it would be difficult particularly for a Parish Council to ascertain whether any development would be appropriate in the example location whilst still maintaining the character of the coast. These assessments will be required to allocations within the sensitive designated landscapes including the AONB and Heritage Coast, the depth of assessment in part being determined by the scale of proposed development in each settlement.

In addition, although some allocations are very small, environmental designations including international designations which may be impacted upon indirectly by pathways such as water courses or substantial tree lines or as a result of disturbance or other impacts also need to be considered beforehand to ensure the allocations are "reasonable."

We therefore advise that phase 1 surveys to establish the presence or otherwise protected species on on all sites are carried out prior to consultation in order to discard unreasonable proposals.

Finally, it is also not clear whether all the proposed development would be allocated to one proposed allocation site or whether it could be considered within more than one proposed allocation.

These considerations (sensitivity studies, direct indirect impacts on environmental designations and bespoke densities) must be incorporated into an updated and revised Sustainability Appraisal to be made available to parishes with the consultation. It is also advised that the Habitat Regulations Assessment is also revised at the same time.

I trust this will be helpful to you and look forward to receiving an updated evidence base.

For any correspondence or queries relating to this consultation only, please contact Laura Horner on 0300 060 2018 laura.horner@naturalengland.org.uk For all other correspondence, please contact consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely



Laura Horner
Lead Adviser, Forward Planning Network

Improving the overall quality of our service

The overall quality of our service throughout your consultation process:

2) *Did our advice support you in achieving environmental protection or enhancement?*

Yes No Don't Know

3) *In relation to your particular consultation, do you have any suggestions, ideas or feedback on how we can improve our service to you?*

Thank you for taking the time to let us have your views.

Alan Law, Director for Land Use.

Using and sharing your information

The data controller is Natural England, 1 East Parade, Sheffield, S1 2ET.

Your information will be stored and processed in accordance with the Data Protection Act 1998. This Act gives you, as an individual, the right to know what data we hold on you, how we use it, with whom we share it and for it to be accurate.

Any information you provide will only be used by Natural England for the purposes of service standard monitoring.

Submit by Email

Maria Toynton

From: Neal Jillings [neal@jillings-hutton.co.uk]
Sent: 31 August 2012 14:51
To: Localplan
Cc: mtownsend@savills.com
Subject: East Devon villages consultation
Attachments: Promap Escot Estate - Land around Sherwood Cross.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dealt with

Dear Sir/Madam

I write with regard to above consultation and attach a red line plan showing an area of land around Sherwood Cross to the north of Feniton that we feel offers a good opportunity for housing growth and significant community benefit over the next 20 years.

Savills manages the Escot Estate and have asked me to submit this brief representation on their behalf. Savills Planning has previously submitted representations, including technical evidence on flood risk, highways and access and landscape and visual impact, at each stage of East Devon's Local Plan preparation process. I do not intend on repeating previous representations. The site is available, suitable and achievable in our view, subject to the obvious constraint of surface water drainage issues. The purpose of including a large area of land is not to propose the whole area for housing development, it is instead to show the amount of land to potentially address issues like the following;

- Surface water drainage
- Replacement primary school
- Increased public open space
- Provision of allotments
- Delivery of affordable housing

All of the above, and more, can be delivered on this land. In addition to this, the owner of the land is the Escot Estate, which is not interested in 'making a quick buck' out of a development opportunity. Many owners of estates that have been in the family for generations consider the legacy that development of their land will provide. Unlike developers, the owners of the Escot Estate and their family will remain in the Feniton area longer than almost all of the existing residents. They are in a position, therefore, where some of the benefits highlighted above can be delivered to make the scheme and the village of Feniton more sustainable.

We are aware of the Local Plan policy stance on growth in villages in Draft Strategy 22 where development is proposed on a pro rata basis, with 35 apportioned to Feniton. Previous representations on behalf of the Escot Estate have been consistent in suggesting that this one size fits all approach is not suitable. The fact that Feniton has a mainline railway station is completely ignored is assessing the settlement's potential to accommodate growth. The sustainability benefits of a mainline railway station are espoused in relation to the nearby Cranbrook development as an essential part of a sustainable settlement, but are ignored in this instance. We consider that the figure of 35 should be increased significantly to make Feniton a better place in which to live. The benefits highlighted above can only be delivered by a certain quantum of development, rather than 'nibbling around the edges' with ad hoc and incremental growth. We consider that the review of the village boundary at Feniton should include some of the land shown on the attached and would welcome continuing discussion with the District and parish councils about delivering sustainable growth whilst addressing key issues affecting the village.

We look forward to the next round of consultation, but in the interim, I would be grateful for confirmation that this email has been received.

Regards

Neal Jillings BSc(Hons) MA MRTPI

Director - Jillings Hutton Planning



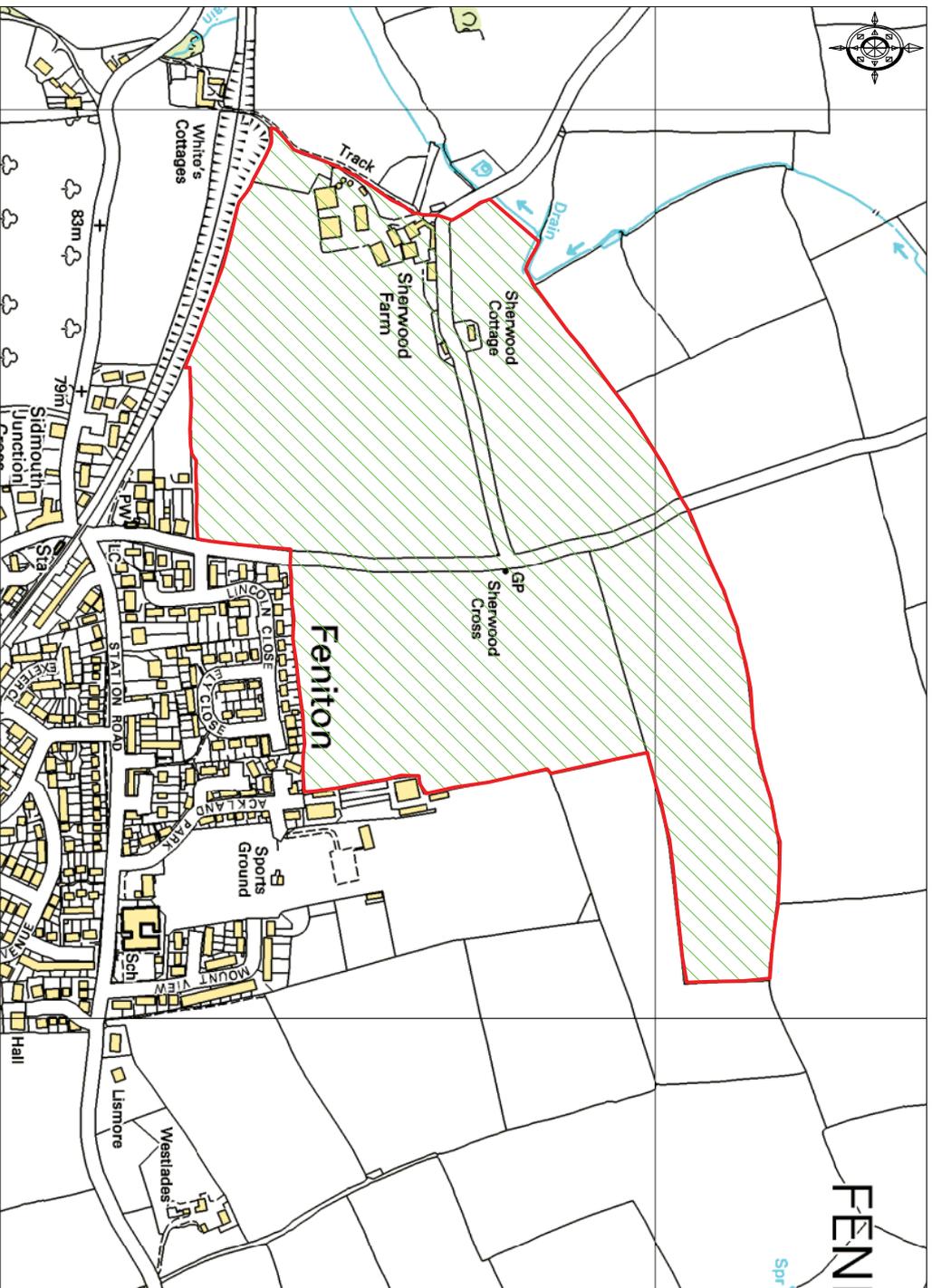
a: 10 Redhills, Exeter, EX4 1TP
m: 07880186795
e: neal@jillings-hutton.co.uk
w: www.jillings-hutton.co.uk



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Land around Sherwood Cross



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For identification purposes only. Not to be relied upon. Not to Scale.



Maria Toynton

From: Morgan Barbara [Barbara.Morgan@networkrail.co.uk]
Sent: 30 August 2012 10:47
To: Localplan
Subject: East Devon Village - Planning Development Document

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dealt with

Dear Sir/Madam,

Network Rail has been consulted by East Devon District Council on the East Devon Village – Planning Development Document. Thank you for providing us with this opportunity to comment on this Planning Policy document.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below.

Level Crossings

Development proposals' affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision.

As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services.

In this regard, we would request that the potential impacts from development affecting Network Rail's level crossings, is specifically addressed through planning policy as there have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing.

As such, we strongly believe that the importance of Level Crossing safety warrants a specific Policy included in the Site Allocations and Development Management Document which will help to elevate the importance of Level Crossings within the development management and planning process. We request that a policy is provided confirming that:

- The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway:
 - *Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010 requires that... "Where any proposed development is likely to result in a material increase in volume or a material change in the character of traffic using a level crossing over a railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both Her Majesty's Railway Inspectorate and Network Rail for separate approval".*
- As a first principle, Network Rail would seek to close Level Crossings where possible.
- Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and
- The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.

Developer Contributions

The East Devon Village Planning Development Document should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.

Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions.

As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.

The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.

To ensure that developer contributions can delivery appropriate improvements to the rail network we would recommend that Exeter Site Allocations and Development Management Document should include provisions for rail and should include the following:

- A requirement for development contributions to deliver improvements to the rail network where appropriate.
- A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated.
- A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.

Planning Applications

We would appreciate the Council providing Network Rail with an opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above).

We trust these comments will be considered in your preparation of the forthcoming Planning Development Document.

Regards,

Barbara Morgan
Town Planning Technician (Western)

Please send all notifications and consultations to townplanningwestern@networkrail.co.uk or by post to Network Rail, 3rd Floor, TemplePoint, Redcliffe Way, Bristol BS1 6NL

P A COX
TOLLGATE FARMING LTD
Old Winslade Farm
Clyst St Mary
Exeter
EX5 1LS
Tel:07885183089

FAO Matthew Dickins
EDDC
Knowle
Sidmouth EX10 8HL

Your Reference: MD/MFT/A/02/12

Date: 24 August 2012

Dear Sir,

EAST DEVON-PLANNING DEVELOPMENT DOCUMENT

With reference to your letter dated 02 August 2012 regarding the preparation of a new planning policy document for Villages and the need for it to be consistent with strategic policy in the main Local Plan.

It is acknowledged that the following recommendations could be included,

- Show Built-up Areas (or development boundary);
- Allocate land for new development;
- Designate land for "protection" or safeguarding or show where specific policies apply;
- Contain settlement specific "development management" policies that will be used to determine whether planning applications submitted to the Council should be granted planning permission.

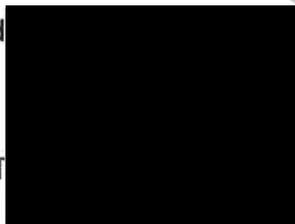
In addition to which we would also respectfully suggest that specific recommendations include "Brown Field Sites", that may or may not be within the "Built-up Area Boundaries" but within the Parish Boundaries of the respective villages, be identified for redevelopment .

It is understood that the Government's new National Planning Policy Framework supports sustainable development with regard to said "Brownfield Sites" in preference to "Greenfield Sites". See also "Brownfield Land Development Information" at www.uklandinformation.org.uk/brownfield.asp refers in some detail.

I will forward my comments by post and

Yours faithfully,

P A COX for TOLLGATE FARMERS LT



Our Ref **KB/PCL/9101**
Date **25th June 2012**



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Claire Rodway
Senior Planning Officer
East Devon District Council
Knowle
Sidmouth
EX10 8HL

Dear Claire,

VILLAGE DEVELOPMENT BOUNDARY DPD

I write with regard to the Village Development Boundary DPD (VBD) document and in particular, EDDC's ongoing consultation with Parish Councils as detailed on EDDC's website.

We had hoped that as consultants with interest in East Devon, and further to submission of sites to EDDC's recent call for sites, that we would be notified of any consultation relating to the VBD. We are unsure why the consultation currently being held is not inclusive – members of the public and landowners appear to have been excluded in this round?

The National Planning Policy Framework (NPPF) demonstrates a clear emphasis on the need for plans to be based on evidence. It is therefore important that the preparation of the VBD is based on robust and justified evidence from the outset in order for it to be found sound. In accordance with paragraph 182 of the NPPF, to be found sound, the VBD will need to be:

- **Positively prepared** and based on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements in neighbouring authorities (i.e. Exeter) where it is reasonable to do so and is consistent with achieving sustainable development
- **Justified** i.e. that the plan is the most appropriate strategy when considered against reasonable alternatives based on proportionate evidence
- **Effective** i.e. that the plan should be deliverable over its period and based on effective joint working

- **Consistent with national policy** including the policies contained in the NPPF

At present it is unclear what evidence EDDC seek to rely on to justify the allocation of particular sites in villages. In our opinion such evidence should be available from the outset.

There is a risk here that by narrowing discussions to Parish Councils, in the absence of such evidence, that a 'NIMBY Charter' may be adopted – this is likely to be based on local opinion as opposed to evidence on the need for growth. In our opinion, any view given without regard to an evidence based assessment of the merits of particular sites is unlikely to lead to justified or sustainable options for growth in villages.

Further, it is unclear how Parish Councils can make any comment on particular sites when it has not yet been settled what the overall quantum of development will be. Whilst the current version of the Local Plan 2006 -2026 (which went to Planning Committee on the 8th May 2012) indicates levels of housing for villages, the plan has not yet been examined and by the Council's own estimates is unlikely to be adopted before autumn next year (2013).

Therefore, it seems to us that this consultation on the VBD is premature without all of the other necessary supporting evidence and assessments being available.

It is also our view that the consultation currently being held is too narrow - views are sought on the location for housing only and appears to exclude the consideration of employment and infrastructure need/delivery. To fulfil the tests of soundness and comply with the NPPF all elements of sustainable development including housing, infrastructure delivery and employment provision will require consideration.

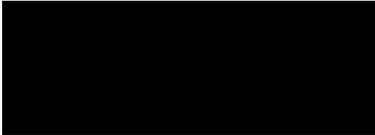
In respect to infrastructure it is apparent that EDDC have not yet published (or drafted?) an Infrastructure Delivery Plan. The lack of information regarding infrastructure requirements and the mechanisms required to deliver such infrastructure makes it impossible for consultees (including landowners, developers or Parish Councils) to determine the relative merits of sites and the wider opportunities that they may present - as well as related development

needs and/or the land required to deliver the infrastructure necessary to support growth i.e. land for new or the expansion of schools.

I therefore hope that EDDC will have regard to the comments made in this letter in determining how future consultation is carried out in respect to the VBD.

If you require any further clarification then please do not hesitate to contact me.

Kind Regards



Katherine Brommage, BA (Hons) MPlan MRTPI
For PCL Planning Ltd
e: k.brommage@pclplanning.co.uk

Maria Toynton

From: Richard Johnston [REDACTED]
Sent: 10 August 2012 10:12
To: Localplan; Matthew Dickins
Subject: Re: East Devon Village - Planning Development Document - UNCLASSIFIED:

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dealt with

Dear Sir

I can see the proposed process of getting Parish Councils to take the lead working successfully where a village has already been successful in developing a Village Development Framework (or one of its successors).

Where that has not been the case, that probably means that there are reasons why, and which would mean proposed process may well not work now. The two main likely reasons for failure to produce a VDF are:

- 1) Lack of people willing to do the necessary work to produce a planning document on a voluntary basis.
- 2) Lack of consensus within the village about its future development.

Parish Councils work most effectively where there is a strong village consensus on what should be done. Where that is lacking, making any decision may be

- a) frustrated, or
- b) be forced through by some prominent member of the council (who may have a personal interest in the outcome) against the wishes of a substantial proportion of the villagers, or
- c) result in a "middle of the road" compromise that meets the needs of nobody, as makes no sense in terms of a policy for the future sustainability of the village.

As regards c) a recent survey in this village showed that opinion is quite sharply divided between those who think that there should be essentially no development (apart from infill) and those who want major development. Those in favour of major development believe this will sustain the village's facilities (shop, pub, school), whilst those against think the urbanising character of major development will draw in people with jobs and shopping and recreational interests elsewhere, and the village's facilities would not be sustained, but the present character of the village would be destroyed, citing examples elsewhere where major housing development has taken place in villages. The response of the Parish Council to early planning responses was a half way house compromise that satisfies no one.

Local people may not be good judges of these issues, because amongst other things they lack the necessary knowledge of "cause and effect" impacts of development, and especially of the "second round" effects.

Finally any decisions about future development in villages where almost all activities require a car journey must be taken in the light of Government international commitments to reduce energy requirements and CO2 emissions. This means that villages that are relatively distant from urban centres, and away from main routes where public transport that is useable for work journeys can be

provided should not be expanded.

These considerations mean that the process should be mainly undertaken, as has been the case in the past, by officers of the District Council planning department.

Yours

Richard Johnston
Plymtree

On 2 Aug 2012 at 16:44, Matthew Dickins wrote:

>
> East Devon Village - Planning Development Document
>
> I am writing to let you know that East Devon District Council is
> carrying out consultation as part of the preparation of a new
> planning policy document for villages and would like to hear your
> views on what the document should contain.
>
> The main East Devon Local Plan will contain strategic and development
> management Policies relevant to the whole District. It will also
> contain detailed policies for the seven main towns of the District
> and that part of the District abutting Exeter (our `West End`). For
> more information see:
> <http://www.eastdevon.gov.uk/localplan.htm>
>
> The Villages plan will be specifically concerned with the small towns
> and villages of East Devon and it will need to be consistent with
> strategic policy in the main Local Plan. We envisage the villages
> document will or could:
> * Show Built-up Area Boundaries (or development boundary);
> * Allocate land for new development;
> * Designate land for `protection` or safeguarding or show where
> specific policies apply;
> * Contain settlement specific `development management` policies that
> will be used to determine whether planning applications submitted to
> the Council should be granted planning permission.
> At this stage we are particularly interested to know what alternative
> or additional issues you think should be addressed in this plan and
> what factors you consider should be taken into account in plan
> production.
>
> We intend to work closely with Parish Councils in East Devon to
> produce the villages plan and we are planning to hold a series of
> workshops early in September with Parish Council's to discuss the
> plan process and explain how we anticipate site assessment work being
> undertaken, we would like parish council's to play a lead role in
> assessment work.
>
> Please pass this communication on to anyone else you think might be
> interested and please send any comments to:
> localplan@eastdevon.gov.uk
>
> or post to:
> Planning Policy

Maria Toynton

From: Rob and Louise Craft [REDACTED]
Sent: 03 September 2012 08:42
To: Localplan
Subject: East Devon Village Local Plan Review

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dealt with

Dear Sirs,

I refer to the above review and would like to make the following general comments with specific reference to Colyford.

1. Colyton Parish Plan 2008. This was accepted and adopted by EDDC and I assume appropriate weight will be afforded to this at the Review.
2. Colyton Parish Council. My understanding is that they do not support any development other than infill and 10 dwellings for Colyford.
3. Green Wedges. EDDC, Colyton Parish Council and the residents of Colyford have supported the retention of the existing "Green Wedges" which should in my opinion form an integral part of the new Local Plan.
4. Seaton planning permission already granted. There are existing planning permissions granted for several hundred dwellings located approximately two miles from Colyford. This should be taken into account when considering further development proposals in Colyford

Yours faithfully

Robert Craft for and on behalf of Alan Craft owner of Litchfield Cottage Gully Shoot Colyford

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Yours faithfully

Robert Craft for and on behalf of Alan Craft owner of Litchfield Cottage Gully Shoot Colyford

Maria Toynton

From: Tim Hoskinson [THoskinson@savills.com]
Sent: 03 September 2012 11:54
To: Localplan
Cc: Richard Shaw
Subject: East Devon Village Planning - Clyst St George

Follow Up Flag: Follow up
Flag Status: Completed

Categories: No action

Dear Sir / Madam

In response to your recent consultation on the East Devon Village Planning Development Document we wish to draw your attention at this latest consultation stage of the development plan process to the potential offered by land on the western edge of Clyst St George.

This area was flagged to the Council on behalf of the landowners Dart Properties during previous consultations. It has formed part of your SHLAA site reference W159 and the land remains available and suitable for housing development of a suitable scale to meet the objectives of your emerging planning policy for the East Devon villages.

The site's location on the edge of Clyst St George and Darts Farm Shopping village, with good road access, excellent public transport, access to jobs and a wide range of facilities close by, make the site a highly sustainable option for accommodating local housing needs in a manner which meets the Council's objectives for development in the villages.

The site's availability in single ownership and the locational characteristics also meet the aspirations and policies of the NPPF in relation to achieving sustainable development and the delivery of economic benefits for the local area.

As we have pointed out in previous representations, this area contains a wide range of employment and other facilities not just Darts Farm, hence the logic of local housing for local people accessing local jobs and facilities is a factor that carries significant weight. This is the best site available for local housing needs at Clyst St George and should be designated for 15-20 new homes focussed on meeting the needs of local people.

We will be pleased to discuss the site in further detail and prepare indicative material to demonstrate how it might be developed in a suitable manner. A plan showing the land involved will follow separately.

Yours faithfully

Tim Hoskinson

Tim Hoskinson
Associate
Planning

Savills, Wessex House, Priors Walk, East Borough, Wimborne, BH21 1PB



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Mobile : +44 (0) 07812 965 466
Email : thoskinson@savills.com
Website : www.savills.co.uk

 Before printing, think about the environment



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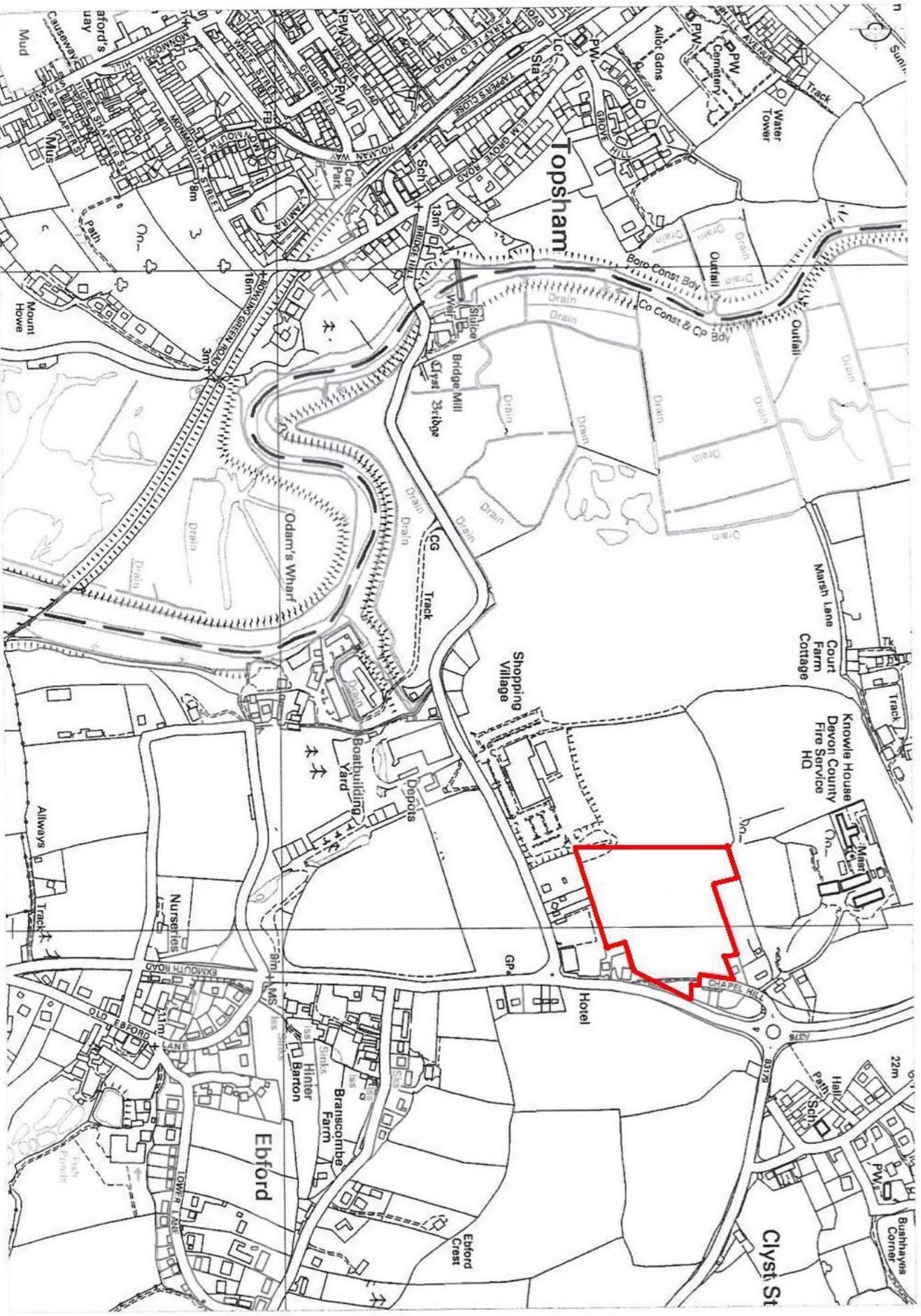
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Darts Farm Land Ownership



OS
Ordnance
Survey

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Report a problem

Map Traffic

3 September 2012
Rod030912ltdy.doc



Claire Rodway
East Devon District Council
Planning Policy Section
Knowle
Station Road
Sidmouth
EX10 8HL

Dan Yeates BSc (Hons) MA MRTPI
E: dyeates@savills.com
DL: +44 (0) 117 9100336
F: +44 (0) 117 9100399

Embassy House
Queens Avenue
Bristol BS8 1SB
T: +44 (0) 1179 100 300
savills.com

Dear Claire,

East Devon – Village Development Boundaries Document

Savills are retained by Mr Austin to promote land at Woodbury, identified on the enclosed plan, through the East Devon Village Development Boundaries Document.

We fully endorse the production of this document and the Council's objectives in supporting an appropriate scale of development in rural areas.

The site encompasses approximately 2.1 hectares of open greenfield land and an existing residential dwelling and lies outside of, but adjacent to, the built up area boundary of Woodbury. The site lies sandwiched between two separate areas of built development, and is bordered by the B3179, which runs along the western boundary of the site. The site is also located within the village Conservation Area. We consider the site represents one of the most logical and realistic locations for the growth that the Local Plan expects at Woodbury.

With regard to the Conservation Area designation, we note the contents of the Woodbury Conservation Area Appraisal. The appraisal states that the Conservation Area was designated in 1986 and sets out how different elements contribute to the character and appearance of the area. The site is not identified as making an important contribution to the character and appearance of the Conservation Area. It is noted that the village centre offers considerable scope for enhancement and that any future development proposals should have particular regard to the historic character and appearance of the village.

There is a statutory duty for the Local planning Authority to preserve or enhance the character and appearance of the Conservation Area. In addition to this, the LPA must balance the proposed level of growth for approximately 35 dwellings with ensuring that any new development is in the best location and is capable of 'knitting in' to the existing built form. If it is accepted that there should be some limited development at Woodbury between 2006 – 2026, then the site is one of the most appropriate locations for this development to occur.

Given the site's characteristics, we believe that part of the identified site can be developed for residential purposes, of a high quality design which will enhance the character and appearance of the Conservation Area. The existing stone walling acts as a significant visual buffer when viewed from the B3179 and The Arch. In addition to this, we contend that a limited amount of development on part of the identified site could potentially contribute to the enhancement of the village centre.

The site is capable of being developed with relatively limited visual impact, primarily because it is almost wholly surrounded by built development. The village has a good level of basic facilities, including a primary school, a pub and a shop and limited development will help to sustain these services.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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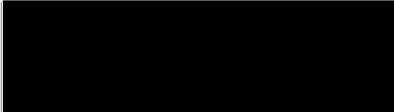




The site is suitable, available, achievable and is well placed to accommodate limited growth to meet the future housing needs of Woodbury.

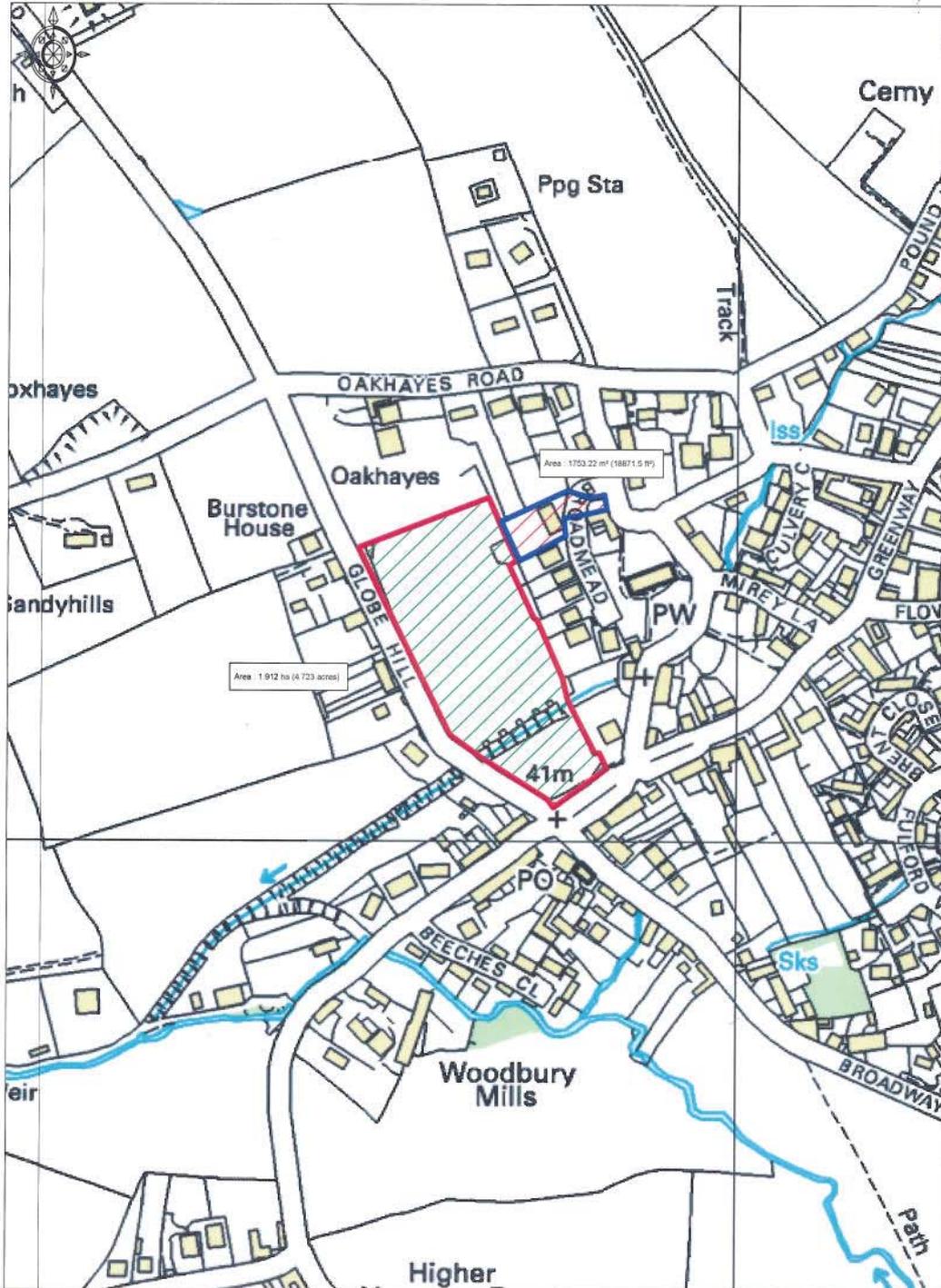
We hope that the enclosed is helpful in the drafting of the East Devon Village Development Boundaries Document, and informing early consultation with the Parish Council, however, should the Council have any queries regarding the information provided, we would be more than happy to assist further.

Yours sincerely



**Dan Yeates BSc (Hons) MA MRTPI
Planner**

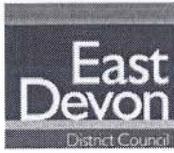
Land at Woodbury



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Reference _____
Received _____
Acknowledged _____

East Devon Strategic Housing Land Availability Assessment Potential Housing Site Pro Forma June 2012 Part 1

- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- You must attach a map showing the precise boundaries of the site in red.
- **You must submit this form to East Devon District Council by 29/06/12.**

Status of SHLAA sites

- **It should be noted that the assessment of the deliverability and developability of sites for new housing through the SHLAA process and the identification of potential housing sites in the local authority SHLAA report does not indicate that planning permission will be granted for new housing or that the site(s) will be allocated for new housing development in Development Plan Documents. Planning proposals on sites identified in East Devon District Council's SHLAA report will be judged on their merits against the relevant Development Plan policies unless material considerations indicate otherwise. The SHLAA report may represent a material consideration in the determination of such planning proposals.**

DATA PROTECTION AND FREEDOM OF INFORMATION

We need your permission to hold your details on our database. This information is collected by East Devon District Council as data controller in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- to assist in the preparation of a Local Development Framework;
- to contact you regarding your answers given in your form;
- for evaluation by an agreed Panel of representatives from the house building industry; and
- to compile reports of responses for East Devon District Council's decision making process.

The above purposes may require public disclosure of any data received by East Devon District Council in the consultation responses in accordance with the Freedom of Information Act 2000. Completed pro forma will also be used in discussion with consultees, but the contact information contained on pages 1 and 2 of each pro forma will be detached and kept separate. If you have any concerns regarding the processing of your data, please contact the Policy Planning Team on 01395 571533 or by email: localplan@eastdevon.gov.uk

I agree that the contact details and related responses can be held by the Planning Policy Section of East Devon District Council and I understand that they will only be used in relation to town planning matters.

Signed:		Date:	3/9/12
Please note that forms that are not signed and dated will not be accepted			

Site Visits

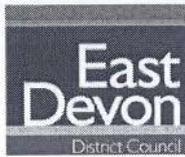
It may be necessary to visit the site to enable a full assessment to be undertaken. By completing and returning this pro forma you consent to officers of the Council (or their representatives) visiting the site in order to make an assessment against the Site Suitability Appraisal Methodology. Site visits will be conducted unaccompanied wherever possible. Where there may be reasons why an unaccompanied site visit may not be practicable (for instance where the site is secured and not visible from a public highway) please indicate below so that alternative arrangements for a site visit can be made as appropriate.

Q1. Access to site for survey		
Are there any issues which would prevent an unaccompanied site visit?	Yes (please specify)	
	No	✓
If yes provide contact details of the person who should be contacted to arrange a site visit.		
Are you the landowner?	Yes	
	No - who owns the land?	
	No - are you acting on behalf of the landowner?	✓
	No - are you a third party, such as a Parish Council	

Contact Details

Q2. Your details (Land owner)	
Name	MR AUSTIN
Contact address	
Site Address	
Telephone Number	
E-mail	

Q3. Your details (Agent/Other) <i>N.B. all correspondence will be sent to the agent</i>	
Name	DAN YEATES
Company / agent / body	SAVILLS
Representing	MR AUSTIN
Contact address	SAVILLS, EMBASSY HOUSE, QUEENS AVENUE, BRISTOL, BS8 1SB
Telephone Number	0117 9100336
E-mail	dyeates@savills.com



For official use only:

Reference _____
 Received _____
 Acknowledged _____

East Devon Strategic Housing Land Availability Assessment Potential Housing Site Pro Forma June 2012 Part 2

Q4. Site details

Site address	LAND AT WOODBURY
Site postcode	
OS grid reference if known	X: 300823 Y: 087142
Previous SHLAA reference (if applicable)	

Please attach an up-to-date Ordnance Survey based map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole). Without this mapped information we are unable to register the site.

Q5. What is the current use of the site?

NO CURRENT USE

Q6. Is there an existing planning permission on the site?

Yes (please give planning permission number)	
No	✓

Q7. What is the estimated area of the site (hectares / square metres)?

Area of whole site	1.9	ha
Area suitable for development		

Q8. To the best of your knowledge, are there any constraints that may prevent development on the site? Please provide brief details :

Access difficulties	
Existing local plan policies	Policy S5 (COUNTRYSIDE PROTECTION) POLICY EN11 (CONSERVATION AREAS)
Tree cover	
Topography	LAND SLOPES GRADUALLY FROM NORTH TO SOUTH
Local character	
Ownership issues	
Legal issues e.g. Covenants	
Contamination / pollution	
Environmental designation	
Flood risk	A WATERCOURSE CUTS THROUGH THE SOUTHERN PART OF THE SITE.
Infrastructure requirements	
Market viability	
Other considerations	

Q9. In your opinion, might the site be suitable for a mixture of housing and another use(s) e.g. housing and employment or retail? Please specify

Q10. How many dwellings could be built on the site?

Number of dwellings in total

25

Q11. Do you believe constraints on the site could be overcome? If so, please explain.

--

Q12. Is the site immediately available for development?

Yes	✓	If yes, is the site currently for sale and being marketed through a land agent?	Yes	
No			No	✓
No				

Q13. If the site is not immediately available for development over what broad timeframe would you anticipate the site could first become available for development:

Within the next 5 years	
Within a period of 5-10 years	
Within a period of 10-15 years	
After 15 years	

Q14. If you anticipate the site could become available for development within the next five years, what would be your best estimate of a more precise year?

Before March 2013	
Between April 2013 and March 2014	
Between April 2014 and March 2015	
Between April 2015 and March 2016	
Between April 2016 and March 2017	

Q15. Once commenced, how many years do you think it would take to develop the site?

Number of years

1

Q16. Do you know of any other issues that we should be aware of?

Thank you for completing this response form. This should be returned together with a map which clearly identifies the boundary of the site by Friday 29th June 2012 to East Devon District Council, at the address below:

**Planning Policy Section
East Devon District Council,
The Knowle,
Sidmouth,
Devon,
EX10 8HL**

Or e-mailed to: localplan@eastdevon.gov.uk



Mr M Dickins
Planning Policy
East Devon District Council
Knowle
Station Road
Sidmouth
EX10 8HL

Tim Hoskinson
E: thoskinson@savills.com
DL: +44 (0) 1202 856851
F: +44 (0) 1202 856801

Wessex House
Priors Walk
East Borough
Wimborne BH21 1PB
T: +44 (0) 1202 856 800
savills.com

Dear Mr Dickins

East Devon Village Planning Development Document

Thank you for the opportunity to comment on the preparation of a new planning policy document for the small towns and villages of East Devon. The following comments are made on behalf of the landowner in relation to land to the west of Shire Lane, Lyme Regis.

The site is located on the edge of Lyme Regis within the administrative area of East Devon District Council but immediately adjoining the county boundary, with the adjoining built up area lying within the administrative area of West Dorset District Council.

As you will be aware, West Dorset District Council (WDDC) has recently consulted on a Pre-Submission Draft Local Plan, which is scheduled for submission to Government in February 2013. The Plan notes that development opportunities in and around Lyme Regis are limited due to land instability, highway and landscape constraints, and states that further opportunities around Lyme Regis, including land in East Devon, will need to be explored.

Further explanation is given at paragraph 15.3.1 of the WDDC Pre-Submission Draft Local Plan, which notes that land west of Shire Lane in the adjoining area of East Devon has been suggested as a possible development site that relates well to Lyme Regis. Policy LYME 2 of the plan confirms WDDC's intention to work with East Devon District Council and the town and parish councils, stating:

Policy LYME2: Land around Lyme Regis

The district council will work with East Devon Council, Lyme Regis Town Council and Uplyme Parish Council to explore the options to support the long term growth of Lyme Regis

Although the town of Lyme Regis lies mainly within the West Dorset District Council administrative area, under the Duty to Cooperate brought in by the Localism Act and the National Planning Policy Framework, it will be important for the emerging East Devon Local Plan and the small towns and villages plan to address the cross-boundary growth needs of Lyme Regis.

In the context of the recognised shortfall of suitable sites within West Dorset's administrative area to meet the growth needs of Lyme Regis, in particular the pressing local housing needs, it is important that the emerging East Devon Local Plan and the small towns and villages development plan make allowance for the identification of suitable sites on the edge of Lyme Regis within the East Devon administrative area, such as the land to the west of Shire Lane.





The accompanying report provides a review of the land to the west of Shire Lane and its surroundings, setting out the site context and highlighting the potential of the site to make an important contribution to meeting the future growth needs of Lyme Regis. The report concludes that the site represents a sustainable and deliverable opportunity for high quality development to meet the future growth needs of Lyme Regis, and should be identified for development in the emerging development plans for the area.

The owners intend to promote the site through the local plan process by indicating how it can be developed in a sustainable and well designed manner. We look forward to further discussions with the local authorities, consultees and the local community in order to progress the proposals and hope that this report will assist the East Devon District Council in the progress of its development plan documents.

Please do not hesitate to contact me should you wish to discuss these proposals further.

[Redacted]

[Redacted]

[Redacted]

Associate

Cc Hilary Jordan, West Dorset District Council
Michael Lewis, Lyme Regis Town Council

Land to the west of Shire Lane, Lyme Regis
Report submitted in support of representations on the
East Devon villages and small towns development plan
document

August 2012



Savills Planning and Regeneration
Wessex House
East Borough
Wimborne
Dorset
BH21 1PB

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Figure 1: Location Plan

Figure 2: Context Plan

Figure 3: Indicative Land Use Plan

1 Introduction

- 1.1 Savills has been instructed on behalf of the landowners to prepare representations on the emerging East Devon District Council development plan in relation to land the west of Shire Lane, Lyme Regis.
- 1.2 This report provides a review of the site and its surroundings, setting out the site context and highlighting the potential of the site to make an important contribution to meeting the future growth needs of Lyme Regis.

2 The site and surroundings

- 2.1 The site lies on the edge of the seaside town of Lyme Regis, on the border of Dorset and Devon, approximately 40km east of Exeter and 40km west of Dorchester. A site location plan is provided at **Figure 1** and a site context plan is provided at **Figure 2**.
- 2.2 The population of the town (Lyme Regis Parish) is approximately 3,570, and the adjoining parish of Uplyme, within which the site lies, has a population of 1,700. The town has a good range of services and facilities including two primary schools and a secondary school, GP surgery, town hall, shops, pubs, restaurants and tourist attractions. The site itself is located approximately 1km from the centre of town.
- 2.3 Located on the western edge of the town, the site comprises three large fields with an area of approximately 17ha. The site is bordered to the east by Shire Lane, to the south by the A3052 (Sidmouth Road), to the west by Gore Lane and to the north by existing agricultural fields. Established hedgerows border the site on all sides. There are no TPOs within the site, the closest being located along Sidmouth Road to the south east.
- 2.4 The site benefits from relatively level and elevated location with a gentle gradient from south to north and from west to east, with the highest part of the site located towards the centre of the eastern field. The site is free from physical and environmental constraints other than being within the Area of Outstanding Natural Beauty (AONB), which covers a broad area extending from Exmouth to Swanage.
- 2.5 The built up edge of the town of Lyme Regis adjoins the eastern edge of the site, with open countryside to the west of the site. The hamlet of Ware lies approximately 400m to the south of the site, and the village of Uplyme lies approximately 800m to the north.
- 2.6 Part of the site is used as a park and ride for Lyme Regis, with regular shuttle busses into the town over the summer holiday and at bank holidays. Any development would provide the opportunity to retain and incorporate this use within the site.
- 2.7 The location of the site on a gently sloping plateau, with mature hedgrows, nearby areas of woodland, and adjoining development to the east, is such that it is well screened by topography and vegetation from local views from the town of Lyme Regis and the outlying settlements of Uplyme and Ware. The retention of existing vegetation, supplemented by additional strategic planting and careful

design would reduce impacts on the wider landscape and provide a well contained and clearly defined extension to Lyme Regis.

3 Planning policy

- 3.1 The East Devon Local Plan was adopted in 2006, with the majority of policies 'saved' in June 2009. The site lies outside the built up area boundaries set out in the adopted plan, and within the Area of Outstanding Natural Beauty which covers most of the East Devon area.
- 3.2 A new Local Plan is currently being prepared to replace the adopted plan. Consultation on the Inset Maps for the seven main towns in East Devon took place in May/June 2012 (this did not include Lyme Regis), with further consultation on the Pre-submission Local Plan scheduled for autumn 2012. East Devon District Council is currently consulting on the preparation of a new planning policy document for small towns and larger villages.
- 3.3 Although the town of Lyme Regis lies mainly within the West Dorset District Council administrative area, under the Duty to Cooperate brought in by the Localism Act and the National Planning Policy Framework, it will be important for the emerging East Devon Local Plan and the small towns and villages plan to address the cross-boundary growth needs of Lyme Regis.
- 3.4 West Dorset District Council (WDDC) has recently consulted on a Pre-Submission Draft Local Plan, which is scheduled for submission to Government in February 2013. The Plan notes that development opportunities in and around Lyme Regis are limited due to land instability, highway and landscape constraints, and states that further opportunities around Lyme Regis, including land in East Devon, will need to be explored.
- 3.5 Further explanation is given at paragraph 15.3.1 of the WDDC Pre-Submission Draft Local Plan, which notes that land west of Shire Lane in the adjoining area of East Devon has been suggested as a possible development site that relates well to Lyme Regis. Policy LYME 2 of the plan confirms WDDC's intention to work with East Devon District Council and the town and parish councils, stating:

Policy LYME2: Land around Lyme Regis

The district council will work with East Devon Council, Lyme Regis Town Council and Uplyme Parish Council to explore the options to support the long term growth of Lyme Regis

- 3.6 The Lyme Regis Community Plan 2007-2027 (updated following public consultation in 2011/12) prepared by Lyme Regis Town Council and LymeForward (the Local Community Partnership for the Lyme Regis Area) sets out aims and objectives for Lyme Regis for the next five years. These aims and objectives include:
- Encourage cross-border working in both the assessment and fulfillment of housing need;
 - Ensure the unique needs of Lyme Regis are effectively allowed for in emerging development plans;
 - To ensure that young people are able to continue living in Lyme Regis once

they leave the parental home.

- Ensure that schemes for delivering a sizable amount of affordable housing of varying sizes and tenures are developed through the most appropriate methods.
- To ensure the availability of premises for start up businesses;
- To Ensure that key workers and other people employed in Lyme Regis and those with particular needs are able to live locally;
- Fund and build a Jurassic Coast Studies Centre.

3.7 In the context of the recognised shortfall of suitable sites within West Dorset's administrative area to meet the growth needs of Lyme Regis, in particular the pressing local housing needs, it is important that the emerging East Devon Local Plan and the small towns and villages development plan make allowance for the identification of suitable sites on the edge of Lyme Regis within the East Devon administrative area, such as the land to the west of Shire Lane.

4 Flood risk

4.1 The site is not at risk from flooding. An appropriate surface water drainage strategy will be formulated and implemented as the proposals are progressed in order to ensure that there is no increase in flood risk elsewhere as a result of the development, and to reduce off-site flood risk where possible.

5 Land instability and topography

5.1 Topography and land instability associated with the steep hills and coastline that characterise the area are particular constraints to development at Lyme Regis. Significant investment has taken place in recent years in coast protection works designed to improve land stability issues around the town, but many of the steeper slopes, in particular the area to the east of the town and the cliffs bordering the coast remain at risk of landslips and are unsuitable for development.

5.2 The adopted West Dorset District Local Plan identifies ground stability zones around the town according to the risk of land instability. The land to the west of the town, north of Ware Lane and west of Uplyme Road, falls within Zone 1, which is at low risk and where development is not constrained by land instability. Although the land instability zones have not been mapped beyond WDDC's administrative area, the site adjoins the area identified as Zone 1 (low risk), and given its location and relatively level topography, the site is considered to be at low risk from land instability.

5.3 The land to the west of Shire Lane therefore represents one of the few opportunities for development adjoining Lyme Regis that is not constrained by land instability or topography.

6 Transport, access and sustainability

- 6.1 The site is close to a wide variety of shops, services and facilities likely to be used on a regular basis by new residents, which would be accessible by walking or cycling. The following services and facilities are available in Lyme Regis, within approximately 1km of the site:
- Shops, banks, Post Office and local supermarkets (Tesco Express & Co-Operative)
 - Doctors Surgery
 - Dentist Surgery
 - Library
 - The Woodroffe School
 - Bus services to Weymouth and the X53 Jurassic Coast service from Bournemouth to Exeter, via Lyme Regis
 - Pubs, hotels and restaurants
 - The Cobb and harbour
 - Range of attractions including theatre, cinema, museum, aquarium, and galleries
 - Parks and gardens
 - Sports and fitness facilities at Woodroffe School
- 6.2 A variety of local facilities including primary school and playing fields are also available in Uplyme, approximately 1km to the north of the site.
- 6.3 The nearest bus stop is approximately 250m to the east of the site on A3052 Sidmouth Road, which provides access to the higher order centres within the surrounding area.
- 6.4 The site fronts onto Sidmouth Road, from which vehicular access to the proposed development could be provided via the existing seasonal Park and Ride entrance. Shire Lane to the east and Gore Lane to the west of the site are typical rural lanes with high hedgerows and narrow carriageway widths. Potential access points will be investigated further as the scheme progresses.
- 6.5 The site has good access to the local network of public rights of way. Shire Lane provides an off-road footpath link north to Uplyme, and to the playing fields and adjoining residential area to the north east of the site. Footpaths to the south of the site from Ware provide links to nearby amenities and to the South West Coast Path.
- 6.6 In transport sustainability terms, the site provides opportunities for the use of existing and improved future public transport. In wider sustainability terms, the site is close to local facilities, and also linked with higher grade town centre services and other local service centers.

7 Ecology, archaeology and cultural heritage

- 7.1 The site is not subject to any nature conservation or archaeological designations.
- 7.2 The Jurassic Coast World Heritage Site is located approximately 420m to the south of the site. A Heritage Coast designation is located to the south west, diagonally adjacent to the site. A National Nature Reserve, SSSI and SAC can also be found approximately 420m to the south. The site is well screened from these designated areas by intervening topography and vegetation.
- 7.3 A large number of listed buildings can be found within Lyme Regis, the majority Grade II listed, interspersed with a small number of Grade II* and one Grade I listed structure (The Cobb and supporting walls). The closest listed building is Grade II listed, located 300m to the south. A Scheduled Ancient Monument (SAM) is located 790m to the northwest. Intervening topography and vegetation will ensure that there would be no adverse impact on the setting of any of these of these heritage features.
- 7.4 At the time of visiting the site, the fields had been recently ploughed and appeared to be of limited ecological interest. The fields are bounded by mature hedgerows, which would be subject to further survey at the appropriate stage, and would be retained within the development as far as possible. Opportunities for further planting to provide a landscape buffer and associated ecological enhancements provide the scope to deliver a net gain in biodiversity.

8 Landscape and open space provision

- 8.1 The site is located within the East Devon AONB, which extends west from Lyme Regis to Exmouth. To the east, the Dorset AONB extends from Lyme Regis to Swanage. The site lies within a wider area identified as the Open Coastal Plateaux landscape area in the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Landscape Character Assessment & Management Guidelines. Management guidelines for this area include encouraging the maintenance of hedgerows and planting of trees and shelterbelts, and ensuring that development around existing coastal settlements enhances local landscape character and contributes to screening recent development.
- 8.2 The pattern of adjoining built-up development combined with the nature of the topography and the surrounding network of hedgerows and woodland limit local views of the site from the north, south and east. Strategic planting and the enhancement of the existing hedgerow network combined with careful design will help to ensure that the site is screened from views from the west.
- 8.3 There is a good network of green open spaces in the area. Landscape buffering along the western edge of the site in parallel with Gore Lane, and the management of the existing hedgerows provides the opportunity to enhance natural habitat for local flora and fauna. Informal open space and children's play areas would also be provided as part of the proposed scheme.

9 Land use, ownership, phasing and delivery

- 9.1 The site is in the ownership of a willing landowner, and represents an available, deliverable and appropriate opportunity for a mixed-use development to meet local needs.
- 9.2 As well as making an important contribution to meeting local housing needs, the site has the potential to accommodate employment, education, tourism and transport related uses. Examples of the type of uses that could be accommodated include new or replacement school buildings, a Jurassic Coast Studies Centre, and small start-up employment units.
- 9.3 **Figure 2** illustrates the site context, which has informed the indicative land use plan at **Figure 3**.
- 9.4 There is scope for the three fields that comprise the site (17.3ha in total) to be brought forward for development consecutively to adapt to demand and the evolving development needs of the town. Advanced strategic planting could be considered.
- 9.5 A phased approach to the development of the site, progressing from east to west, will ensure that the longer term growth needs of Lyme Regis is provided for and will allow suitable strategic planting / landscape buffers to be established along the northern and western edges of the site.
- Phase 1: potential to accommodate up to 125 dwellings including affordable homes to meet identified local needs;
 - Phase 2: potential to accommodate mixed use development to meet local needs, potential uses include housing, employment, education, tourism (e.g. Jurassic Coast Studies Centre), small-scale retail, park and ride, to be agreed subject to consultation and joint working with East Devon District Council, West Dorset District Council, Lyme Regis Town Council, Uplyme Parish Council, and the local community;
 - Phase 3: potential for further development to meet the longer term development needs of Lyme Regis.

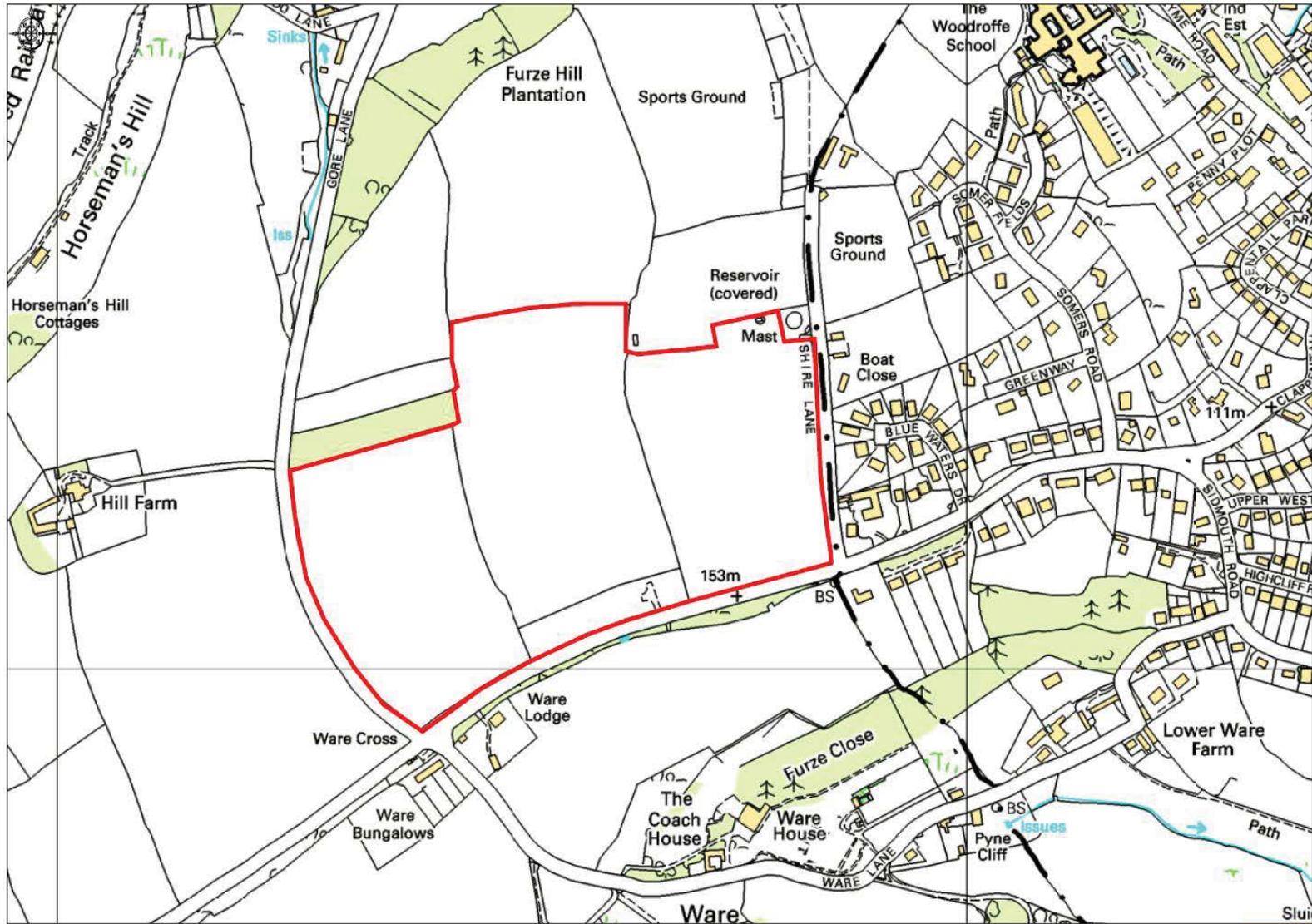
10 Summary

- 10.1 The land to the west of Shire Lane is suitably and sustainably located to accommodate a mixed-use development to meet local needs at a location that is well related to existing services, facilities and public transport.
- 10.2 As well as making an important contribution to meeting local housing needs by providing a mix of dwelling types, styles and tenures including family homes, the site has the potential to accommodate employment, education, tourism and transport related uses.
- 10.3 Strategic planting and the enhancement of the existing hedgerow network combined with careful design will help to screen the site from wider views and ensure that it is compatible with the AONB designation.
- 10.4 The site benefits from single ownership and is available now, providing certainty of delivery.

Land to the West of Shire Lane, Lyme Regis

- 10.5 This site therefore represents a sustainable and deliverable opportunity for high quality development to meet the future growth needs of Lyme Regis, and should be identified for development in the emerging East Devon development plan.
- 10.6 The owners intend to promote the site through the local plan process by indicating how it can be developed in a sustainable and well designed manner. We look forward to further discussions with the local authorities, consultees and the local community in order to progress the proposals and hope that this report will assist the Councils in the progress of their development plan documents.

Figure 1: Location Plan



Promap
Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number 100020449. Plotted Scale - 1:4332

This map was created with Promap



Figure 3: Indicative Land Use Plan



Maria Toynton

From: [REDACTED]
Sent: 03 September 2012 12:58
To: Localplan
Subject: Colyford village boundary

Follow Up Flag: Follow up
Flag Status: Completed

Categories: No action, Dealt with

I wish to object to any significant increase in the allowed housing in Colyford. Colyton Parish council do not support any more than 10 dwellings in Colyton. Housing demand has not been identified specifically. The green Wedge between Seaton and Colyford has to be maintained as per the original plan. The Tesco site for hundreds of houses is still empty, create housing there first. No consideration has been given to employment in the area as far as I can see. Planning has to be properly structured, this looks like a manic rush to fill Government targets without any thought for the consequences.
Regards

Simon Card OBE
*Harepath Farm
Harepath Hill
Colyford
Seaton
East Devon EX12 2SZ*

[REDACTED]

W112

X

**GREENDALE COURT
CLYST ST MARY
EXETER
EX5 1AW**

Tel No: +44 (0) 1395 233433

Fax No: +44 (0) 1395 233270

SSP/MRP/GC
28 August 2012

Planning Policy Section
East Devon District Council
Knowle
SIDMOUTH
EX10 8HL

EAST DEVON DISTRICT COUNCIL ECONOMY			
29 AUG 2012			
ACK	CIRC	SEEN	FILE

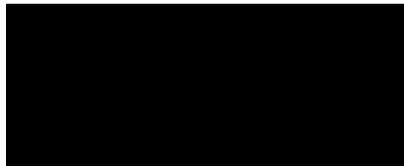
Dear Mr Dickens

**EAST DEVON VILLAGE –VILLAGE PLAN DEVELOPMENT DOCUMENT
FORMER SEWAGE TREATMENT WORKS - WOODBURY SALTERTON**

The land shown on the attached Plan is a brownfield site being a redundant sewage treatment works. The site is shown as suitable, available and deliverable in the EDDC SHLAA and should be included within the new Village Built Up Area Boundary with capacity for one dwelling. The development of the site is supported by the local community and (if the site was within the village envelope) by the Parish Council.

If you have any queries please do not hesitate to contact me.

Yours sincerely



SIMON STEELE-PERKINS

cc Woodbury Parish Council

Maria Toynton

From: Dunn, Martyn J [mdunn@southwestwater.co.uk]
Sent: 03 August 2012 09:40
To: Localplan
Subject: East Devon Vilage - Planning Development Document

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for providing a copy of the above the content of which is noted.

regards

Martyn Dunn

Development Coordinator

01392 443702

South West Water, Peninsula House, Rydon Lane, Exeter, EX2 7HR

The information and documents sent in this email from South West Water Ltd are sent in confidence and are intended only for the use of the individual or entity named above. Please note that the contents may contain privileged, personal and/or confidential information and are not to be disclosed to any person other than the addressee. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of the information and documents contained in this email is strictly prohibited. If you have received this email in error, please return it and any copies immediately, without reading any attachments, and confirm that immediately upon returning the email, you will delete all copies on your system and network.

South West Water Limited - Registered in England No: 2366665

Registered Office:

Peninsula House

Rydon Lane

Exeter

Devon EX2 7HR

Maria Toynton

From: Andrew Spiller [REDACTED]
Sent: 02 September 2012 20:48
To: Localplan
Cc: Claire Rodway; Matthew Dickins
Subject: Re: East Devon Village - Planning Development Document - UNCLASSIFIED:
Attachments: Station Road - East Devon - SHLAA - Pro Forma Part 1.pdf; Station Road - Site Location - SK_SR01_110505_AJS_001.JPG; Station Road - highways correspondence.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dealt with

Dear Sir / Madam,

RE: Land adjacent to South View, Station Road, Broadclyst

Further to the e-mail from Matthew Dickins below, regarding the preparation of a new planning policy document for villages, I'm writing to suggest a strategy/policy that could be reviewed as part of your process.

I think it makes sense to review brownfield sites that lie inside and/or outside of settlement boundaries, as sites that can provide potential housing.

I am writing with particular reference to the above mentioned site on Station Road, half of which is a brownfield site (previously used as a car renovation facility) that has sat empty and derelict for several years. The site is a stones throw from the Cranfield development and is surrounded on three sides by large residences, and seems a very suitable site for future housing, but a recent pre-application submission has been met with a very unsupportive response, based purely on the fact that the site is outside of a settlement boundary and therefore any housing proposal is unlikely to be supported.

I have previously requested that the site be considered for inclusion within the SHLAA process, as per the bottom e-mail below, and attached documents, and assume that this process is on-going, but I also think it would be useful for the council and relevant parish councils to consider this and similar brownfield sites as part of the new planning policy document for villages, with a view to giving such brownfield sites, and particularly those outside of a settlement boundary, the potential for residential developments.

I hope you find the above suggestion of use, please feel free to contact me if you would like to discuss further.

Kind regards,

Andrew

Andrew Spiller
spill_architects

tel: 01225 464 551
mob: 07812 574 842

From: Matthew Dickins <MDickins@eastdevon.gov.uk>
To: Matthew Dickins <MDickins@eastdevon.gov.uk>
Cc: Claire Rodway <CRodway@eastdevon.gov.uk>
Sent: Thursday, 2 August 2012, 17:12
Subject: East Devon Village - Planning Development Document - UNCLASSIFIED:

East Devon Village – Planning Development Document

I am writing to let you know that East Devon District Council is carrying out consultation as part of the preparation of a new planning policy document for villages and would like to hear your views on what the document should contain.

The main East Devon Local Plan will contain strategic and development management Policies relevant to the whole District. It will also contain detailed policies for the seven main towns of the District and that part of the District abutting Exeter (our 'West End'). For more information see:

<http://www.eastdevon.gov.uk/localplan.htm>

The Villages plan will be specifically concerned with the small towns and villages of East Devon and it will need to be consistent with strategic policy in the main Local Plan. We envisage the villages document will or could:

1. Show Built-up Area Boundaries (or development boundary);
2. Allocate land for new development;
3. Designate land for 'protection' or safeguarding or show where specific policies apply;
4. Contain settlement specific 'development management' policies that will be used to determine whether planning applications submitted to the Council should be granted planning permission.

At this stage we are particularly interested to know what alternative or additional issues you think should be addressed in this plan and what factors you consider should be taken into account in plan production.

We intend to work closely with Parish Councils in East Devon to produce the villages plan and we are planning to hold a series of workshops early in September with Parish Council's to discuss the plan process and explain how we anticipate site assessment work being undertaken, we would like parish council's to play a lead role in assessment work.

Please pass this communication on to anyone else you think might be interested and please send any comments to:

localplan@eastdevon.gov.uk

or post to:

Planning Policy
East Devon District Council
Knowle
Station Road
Sidmouth
EX10 8HL

If you require any further information or wish to discuss this consultation please contact the Policy Team on 01395 - 571533.

The deadline for comments is Midday on Monday 3rd September 2012.

We hold your details on our Local Plan database. Please let us know if you wish to be removed from this database or if there are any changes to your details. If you are an agent that is currently or has previously acted for clients I should be obliged if you would contact your current/past clients as appropriate.

Matthew Dickins

Planning Policy Manager
East Devon District Council

Direct Line – 01395 - 571540

----- Forwarded Message -----

From: Andrew Spiller [REDACTED] >
To: "Irenshaw@eastdevon.gov.uk" <Irenshaw@eastdevon.gov.uk>
Sent: Thursday, 9 February 2012, 15:27
Subject: RE: East Devon - SHLAA - Pro Forma Part 1 - Station Road

Dear Mr Sutherland,

RE: East Devon - SHLAA - Pro Forma Part 1 - Station Road, Clyst Honiton

Please find attached a completed Pro Forma in relation the site adjacent to South View, Station Road, Clyst Honiton.

Also attached is:

- 1 - A site location plan - with the site boundaries indicated in red
- 2 - A copy of correspondence between myself and the Devon Highways Department - this confirms that suitable vehicular access is achievable at the site for a housing development.

I understand that the Pro Forma should have been completed and issued to the council by 31 January 2012. Having spoke with Linda Renshaw earlier today, she advised that the Pro Forma should be accepted and reviewed if submitted ASAP.

The site was previously listed within the 2010 SHLAA schedule (site ref: W103), and was indicated as being suitable and available, but was considered not achievable due to 'infrastructure and access' issues.

Since 2010, a 30mph speed restriction has been applied to Station Road and as such, suitable vehicular access to and from a possible future housing scheme on the site, is now achievable (this has been confirmed by Exeter Highways Department, as indicated on the attached correspondence).

The ongoing Cranbrook development, which is adjacent to the Station Road site, brings with it a number of infrastructure improvements, including drainage, road networks, cycle and bus routes etc. The Station Road site can benefit from all of these improvements.

Due to the recent changes, we think that the Station Road site, as well as being suitable and available for housing, is now also achievable, hence our request for it to be reconsidered through the SHLAA process.

I hope all of the above and attached makes sense and that you're prepared to review the attached SHLAA Pro Forma.

If you have any problems or queries please do not hesitate to contact me.

I would appreciate it if you could let me know if you are happy to review this Pro Forma, despite it being a few days late.

Hope to hear from you soon.

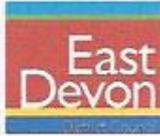
Kind regards,

Andrew

cc - I.renshaw@eastdevon.gov.uk
localplan@eastdevon.gov.uk

Andrew Spiller
spill_architects

tel: 01225 464 551
mob: 07812 574 842



For official use only:

Reference _____
Received _____
Acknowledged _____

East Devon Strategic Housing Land Availability Assessment Potential Housing Site Pro Forma December 2011/January 2012 Part 1

- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- You must attach a map showing the precise boundaries of the site in red.
- **You must submit this form to East Devon District Council by 31/01/12.**

Status of SHLAA sites

- **It should be noted that the assessment of the deliverability and developability of sites for new housing through the SHLAA process and the identification of potential housing sites in the local authority SHLAA report does not indicate that planning permission will be granted for new housing or that the site(s) will be allocated for new housing development in Development Plan Documents. Planning proposals on sites identified in East Devon District Council's SHLAA report will be judged on their merits against the relevant Development Plan policies unless material considerations indicate otherwise. The SHLAA report may represent a material consideration in the determination of such planning proposals.**

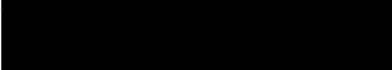
DATA PROTECTION AND FREEDOM OF INFORMATION

We need your permission to hold your details on our database. This information is collected by East Devon District Council as data controller in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- to assist in the preparation of a Local Development Framework;
- to contact you regarding your answers given in your form;
- for evaluation by an agreed Panel of representatives from the house building industry; and
- to compile reports of responses for East Devon District Council's decision making process.

The above purposes may require public disclosure of any data received by East Devon District Council in the consultation responses in accordance with the Freedom of Information Act 2000. Completed pro forma will also be used in discussion with consultees, but the contact information contained on pages 1 and 2 of each pro forma will be detached and kept separate. If you have any concerns regarding the processing of your data, please contact the Policy Planning Team on 01395 571533 or by email: localplan@eastdevon.gov.uk

I agree that the contact details and related responses can be held by the Planning Policy Section of East Devon District Council and I understand that they will only be used in relation to town planning matters.

Signed:		Date:	09.02.12
Please note that forms that are not signed and dated will not be accepted			

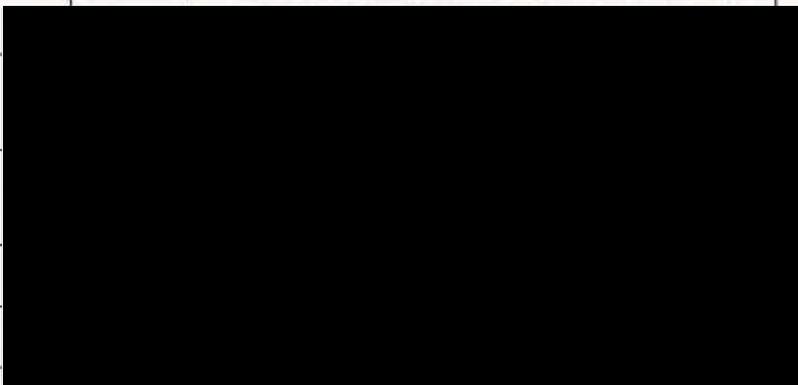
Site Visits

It may be necessary to visit the site to enable a full assessment to be undertaken. By completing and returning this pro forma you consent to officers of the Council (or their representatives) visiting the site in order to make an assessment against the Site Suitability Appraisal Methodology. Site visits will be conducted unaccompanied wherever possible. Where there may be reasons why an unaccompanied site visit may not be practicable (for instance where the site is secured and not visible from a public highway) please indicate below so that alternative arrangements for a site visit can be made as appropriate.

Q1. Access to site for survey		
Are there any issues which would prevent an unaccompanied site visit?	Yes (please specify)	
	No	✓
If yes provide contact details of the person who should be contacted to arrange a site visit.		
Are you the landowner?	Yes	
	No - who owns the land?	
	No - are you acting on behalf of the landowner?	✓ AGENT ACTING ON BEHALF OF LANDOWNER
	No - are you a third party, such as a Parish Council	

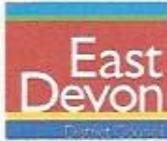
Contact Details

Q2. Your details (Land owner)

Name	
Contact address	
Site Address	
Telephone Number	
E-mail	

Q3. Your details (Agent/Other) *N.B. all correspondence will be sent to the agent*

Name	ANDREW SPILLER
Company / agent / body	SPILL ARCHITECTS
Representing	LAND OWNER (AS ABOVE)
Contact address	21 THORNBANK PLACE, BATH, BAZ 3HH.
Telephone Number	01225 464 551 (mb: 07812 574842)
E-mail	spill_architects@yahoo.co.uk



For official use only:

Reference _____
 Received _____
 Acknowledged _____

East Devon Strategic Housing Land Availability Assessment Potential Housing Site Pro Forma December 2011 – January 2012 Part 2

Q4. Site details

Site address	LAND ADJACENT TO SOUTH VIEW, STATION ROAD, CLYST HEWITON, EXETER
Site postcode	EX5 2DX
OS grid reference if known	SX99748 94605
Previous SHLAA reference (if applicable)	W103

Please attach an up-to-date Ordnance Survey based map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole). Without this mapped information we are unable to register the site.

Q5. What is the current use of the site?

THE SITE IS CURRENTLY NOT IN USE, BUT DOES HAVE PLANNING PERMISSION AND HAS BEEN PREVIOUSLY USED FOR VEHICLE SERVICING AND VINTAGE RESTORATION

Q6. Is there an existing planning permission on the site?

Yes (please give planning permission number)	✓ 99/P1316
No	

Q7. What is the estimated area of the site (hectares / square metres)?

Area of whole site	0.6 HECTARES
Area suitable for development	0.6 HECTARES

Q8. To the best of your knowledge, are there any constraints that may prevent development on the site? Please provide brief details :

Access difficulties	DUE TO RECENT SPEED RESTRICTION TO STATION ROAD, ACCESS DIFFICULTIES HAVE BEEN OVERCOME AND PROVISIONALLY AGREED WITH LOCAL HIGHWAYS DEPT.
Existing local plan policies	RELEVANT PLANNING POLICIES ARE LISTED BELOW. IT IS CONSIDERED THAT ALL ISSUES RAISED CAN BE RESOLVED EDLPP: D1, S5, TA7
Tree cover	THERE ARE MATURE TREES ALONG THE EDGE OF THE SITE, BUT NOT THAT WOULD COMPROMISE A FUTURE SCHEME.
Topography	N/A - FLAT SITE.
Local character	A MIXTURE OF HOUSING, INDUSTRIAL AND AGRICULTURAL USES ARE ADJACENT TO THE SITE. SO A SUITABLE DESIGNED HOUSING DEVELOPMENT WOULD FIT THE LOCAL CHARACTER
Ownership issues	N/A
Legal issues e.g. Covenants	N/A
Contamination / pollution	NOT KNOWN
Environmental designation	N/A
Flood risk	N/A
Infrastructure requirements	FOUL AND SURFACE WATER DRAINAGE CURRENTLY NOT IN THE LOCAL VICINITY. BUT SOAKAWAYS AND SEPTIC TANKS COULD BE USED OR INFRASTRUCTURE TO FUTURE CRANBROOK DEVELOPMENT COULD BE LINKED IN TO.
Market viability	N/A
Other considerations	

Q9. In your opinion, might the site be suitable for a mixture of housing and another use(s) e.g. housing and employment or retail? Please specify

POSSIBLY A MIXTURE OF HOUSING AND WORK UNITS.

Q10. How many dwellings could be built on the site?

Number of dwellings in total 6 (Low Density Detached Dwellings) OR 30+ (High Density Apts)

Q11. Do you believe constraints on the site could be overcome? If so, please explain.

PLEASE SEE RESPONSES TO QUESTION 8 ON PREVIOUS PAGE.
 IT IS ALSO WORTH NOTING THE IMPROVED INFRASTRUCTURE (i.e. SERVICES, CYCLE ROUTES, BUS ROUTES etc). BEING IMPLEMENTED FOR THE CRANBROOK DEVELOPMENT, WHICH WILL ALSO BENEFIT THIS SITE

Q12. Is the site immediately available for development?

Yes	✓	If yes, is the site currently for sale and being marketed through a land agent?	Yes	
			No	✓
No				

Q13. If the site is not immediately available for development over what broad timeframe would you anticipate the site could first become available for development:

Within the next 5 years i.e. by the end of March 2015	
Within a period of 5-10 years thereafter i.e. between 2015 and 2020	
Within a period of 10-15 years thereafter i.e. between 2020 and 2025	
After 15 years i.e. after 2025	

Q14. If you anticipate the site could become available for development within the next five years, what would be your best estimate of a more precise year?

Before March 2011	
Between April 2011 and March 2012	
Between April 2012 and March 2013	
Between April 2013 and March 2014	
Between April 2014 and March 2015	

Q15. Once commenced, how many years do you think it would take to develop the site?

Number of years	1
-----------------	---

Q16. Do you know of any other issues that we should be aware of?

AS EXPLAINED IN QUESTION 8 (ACCESS DIFFICULTIES) THE ACCESS TO THE SITE HAS BEEN CONSIDERABLY IMPROVED DUE TO THE RECENT SPEED RESTRICTION TO STATION ROAD. ATTACHED TO THIS PRO-FORMA IS A COPY OF CORRESPONDENCE WITH THE DEVON HIGHWAY DEPARTMENT, WHO HAVE CONFIRMED THAT SUITABLE VEHICULAR ACCESS IS ACHIEVABLE TO AND FROM THE SITE, FOR A FUTURE HOUSING DEVELOPMENT.

Thank you for completing this response form. This should be returned together with a map which clearly identifies the boundary of the site by Tuesday 31st January 2012 to East Devon District Council, at the address below:

**Planning Policy Section
East Devon District Council,
The Knowle,
Sidmouth,
Devon,
EX10 8HL**

Or e-mailed to: localplan@eastdevon.gov.uk



EXISTING SITE PLAN / AIRIEL PHOTOGRAPH



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



Rev	Date	Drawn	Checked	Drawing Status	Job No.	Drawing No.	Rev	
-	-	-	-	PRE-APPLICATION	SR-01	SK_SR01_110505_AJS_001	-	
-	-	-	-	Job Title	Drawing and design copyright of: spill_architects			
-	-	-	-	Drawing Title	21 THORBANK PLACE BATH BA2 3HH Telephone 01225 464 551			
-	-	-	-	EXISTING SITE PLAN / PHOTOS	Date	Scale	Drawn	Checked
-	-	-	-	MAY '11	1:1250 @ A4	AJS	AJS	

From: Phil.Townsend@devon.gov.uk
Date: Apr 21, 2011 09:52:34 AM
Subject: FW: Vision Splay and Forward Visibility at Station Road - Clyst Honiton
To: mail@andrewandjamesarchitects.co.uk
Cc: planningwest@eastdevon.gov.uk

Good afternoon Andrew,

I refer to the attached email which Jerry has passed to me to deal with because, in the circumstances, he felt it was appropriate for him not to have any further involvement with the pre-application inquiry.

I can confirm that your record of the meeting is accurate - according to Jerry - but I would make the following observations on the plans:-

1. The forward visibility line should be drawn to the centre line of the road, not the opposing carriageway edge, but I agree it is still achievable.
2. The turning area does not appear to be sufficient to accommodate the turning geometry of a refuse vehicle, but this can also be adequately modified.

In conclusion, the highway authority agree that, in principle, a suitable vehicular access can be provided to serve the proposed development. I would mention that there are some concerns about the lack of footways generally in the area, but I appreciate that the site has an existing authorised which could generate an element of pedestrian movement.

These comments are made without prejudice to any further comments that may arise upon the submission of a formal planning application and any comments that the planning authority may wish to make upon your proposed development. I have copied this email together with the plans, to the Western Planning Team at EDDC for their information.

Regards,

Phil Townsend

Highways Development Management Officer

Devon County Council

Telephone:- 01392 - 385268

Mobile:- 07779 - 087028

-----Original Message-----

From: mail@andrewandjamesarchitects.co.uk [<mailto:mail@andrewandjamesarchitects.co.uk>]

Sent: 15 April 2011 20:17

To: Jeremy Upfield

Subject: RE: Vision Splay and Forward Visibility at Station Road - Clyst Honiton

Hi Jeremy,

Thanks very much for taking the time to meet me at the Station Road site near Clyst Honiton last week.

I'm writing to record our discussions, with regards to the possibility of a 6 house development on the site, and in particular the viability of vehicular access to and from such a development.

See below a brief summary of our discussions:

1. Station Road is a minor road, with a speed limit restriction of 30MPH. The required visibility splays from a new junction onto Station Road, serving a 6 house development, will need to be a minimum 43 meter unobstructed view from a point 2.4 meters back from the edge of Station Road (This is consistent with the guidelines set out in The Department for

Transports - Manual for Streets - Section 7.7 Visibility Splays at Junctions, Pages 92 to 93, and Table 7.1, Page 91).

2. Having viewed the existing access from the site, you suggested that an unobstructed visibility splay of 43 meters, from a point 2.4 meters back, is achievable. Minor works including the slight reduction in height of the existing hedge and bank within the splayed zone will facilitate this.

3. The forward visibility for vehicles turning into a new junction from Station Road, and across on-coming traffic, is required to be a clear unobstructed view of 43 meters (This is consistent with the guidelines set out in The Department for Transports - Manual for Streets - Section 7.8 Forward Visibility, Page 94, and Table 7.1, Page 91).

4. Having viewed the existing access to the site, you suggested that an unobstructed forward visibility distance of 43 meters is achievable.

5. Although a 5 house or more development would normally mean that the service road would be adoptable, you advised that in this instance (i.e. a 6 house development), it is likely that the service road will not be adoptable. This is on the basis that there will be no further opportunity to develop the site.

6. Based on the above item 5, we agreed that it would make sense that the service road be a private 'shared surface'.

7. You advised that a turning circle would be required at the end of the service road.

The attached sketch drawing (SK_SR01_110415_AJS_001.pdf) shows the existing site, with the possible 6 house development and new access road overlaid. The drawing also includes photos of the existing/relevant views to and from the site access.

Also included on the attached sketch are visibility diagrams for the suggested new entrance to a 6 house development, which clearly indicates that 43 meter clear visibility requirements can be achieved.

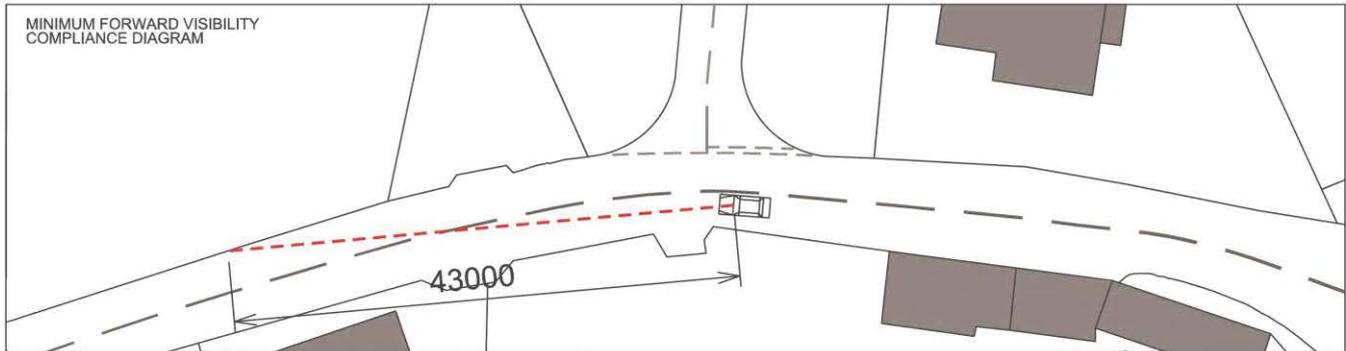
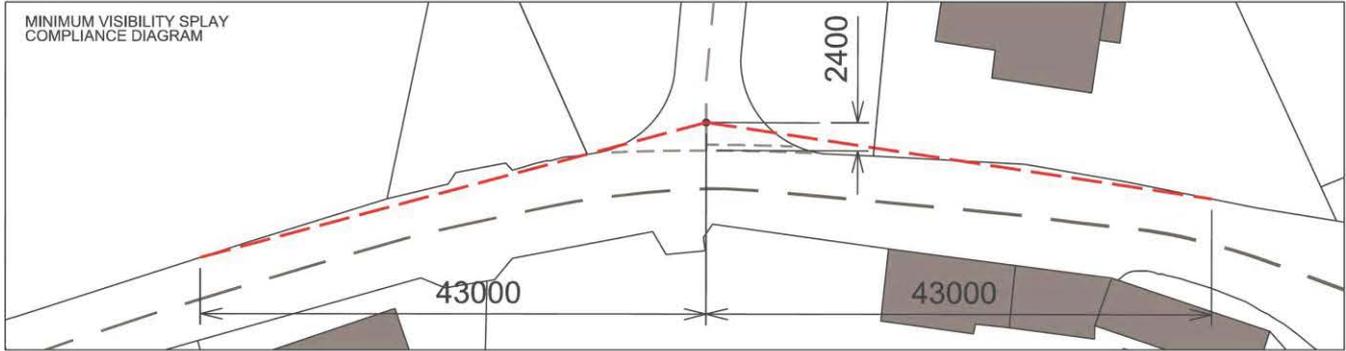
In conclusion, it was generally agreed that the site frontage is in a favourable location, being on the outside of a shallow bend, and as such, a 6 house development can be safely accessed to and from Station Road.

I would very much appreciate confirmation that you're in agreement with this record, but please also let me know if I've misinterpreted our discussions in any way.

Thanks again for coming to site last week, please feel free to contact me if you want to discuss any of the above or attached.

Kind regards,





Do NOT scale this drawing
Do not derive dimensions from digital media

Rev	Date	Drawn	Checked	Drawing Status	Job No.	Drawing No.	Rev
-	-	-	-	SKETCH	SR-01	SK_SR01_110415_AJS_001	-
-	-	-	-	Job Title	Drawing and design copyright of:		
-	-	-	-	VISIBILITY SPLAY DIAGRAMS	a & j architects		
-	-	-	-	Drawing Title	21 THORBANK PLACE		
-	-	-	-	Date	Scale	Drawn	Checked
-	-	-	-	APRIL '11	VARIES	AJS	AJS
-	-	-	-	BATH			
-	-	-	-	BANES			
-	-	-	-	BA2 3HH			
-	-	-	-	Telephone 01225 464 551			

Maria Toynton

From: Stephen Reed [stephen.reed@devon.gov.uk]
Sent: 28 August 2012 10:46
To: Matthew Dickins; Localplan
Subject: East Devon Village - Planning Development Document: Devon County Historic Environment Team response

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dealt with

Dear Matt,

East Devon Village – Planning Development Document: Devon County Historic Environment Team response

It would be useful to have a consideration of the impact upon the heritage asset of any new allocation sites around these villages in case there are any heritage constraints to development in those areas.

Such constraints could take the form of areas of archaeological potential and designated heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas. The Historic Environment Team would be able to provide you with comments on any such new allocation areas in the same way that we have provided comments to the recent SHLAA consultations.

Please do contact me if you need any additional detail or wish to discuss this further.

Regards,

Steve

Stephen Reed
Archaeologist
Historic Environment Team
Planning, Transportation and Environment
Devon County Council
AB3 Lucombe House
County Hall
Topsham Road
Exeter EX2 4QD
stephen.reed@devon.gov.uk
01392-383303
Disclaimer: <http://www.devon.gov.uk/email.shtml>

East Devon Village – Planning Development Document

I am writing to let you know that East Devon District Council is carrying out consultation as part of the preparation of a new planning policy document for villages and would like to hear your views on what the document should contain.

The main East Devon Local Plan will contain strategic and development management Policies relevant to the whole District. It will also contain detailed policies for the seven main towns of the District and that part of the District abutting Exeter (our 'West End'). For more information see:

<http://www.eastdevon.gov.uk/localplan.htm>

The Villages plan will be specifically concerned with the small towns and villages of East Devon and it will need to be consistent with strategic policy in the main Local Plan. We envisage the villages document will or could:

- Show Built-up Area Boundaries (or development boundary);
- Allocate land for new development;
- Designate land for 'protection' or safeguarding or show where specific policies apply;
- Contain settlement specific 'development management' policies that will be used to determine whether planning applications submitted to the Council should be granted planning permission.

At this stage we are particularly interested to know what alternative or additional issues you think should be addressed in this plan and what factors you consider should be taken into account in plan production.

We intend to work closely with Parish Councils in East Devon to produce the villages plan and we are planning to hold a series of workshops early in September with Parish Council's to discuss the plan process and explain how we anticipate site assessment work being undertaken, we would like parish council's to play a lead role in assessment work.

Please pass this communication on to anyone else you think might be interested and please send any comments to:

localplan@eastdevon.gov.uk

or post to:

Planning Policy
East Devon District Council
Knowle
Station Road
Sidmouth
EX10 8HL

If you require any further information or wish to discuss this consultation please contact the Policy Team on 01395 - 571533.

The deadline for comments is Midday on Monday 3rd September 2012.

We hold your details on our Local Plan database. Please let us know if you wish to be removed from this database or if there are any changes to your details. If you are an agent that is currently or has previously acted for clients I should be obliged if you would contact your current/past clients as appropriate.

Matthew Dickins
Planning Policy Manager
East Devon District Council
Direct Line – 01395 - 571540

http://www.eastdevon.gov.uk/email_disclaimer.htm

C152

X

STRATEGIC LAND PARTNERSHIPS

Address for correspondence and Registered Office:

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Fax: +44(0)1395 233270

SSP/MRP/SLP
28 August 2012

EAST DEVON DISTRICT COUNCIL ECONOMY			
29 AUG 2012			
ACK	CIRC	SEEN	FILE

Planning Policy Section
East Devon District Council
Knowle
SIDMOUTH
EX10 8HL

Dear Mr Dickens

EAST DEVON VILLAGE – PLANNING DEVELOPMENT DOCUMENT FENITON

The questions relating to the future development needs and Plan making at Feniton are complicated and, in our view, may have been seriously prejudiced by the Council’s recent actions in relation to the Acland Park site and the attempts to short circuit the plan making process.

For such a Villages Plan is to be found sound it needs to be based firstly on a proper and complete assessment of the needs of the District (including Exeter “overspill”) and then a Sustainability Appraisal of all settlements across the District (not part of the Council’s evidence base). This would inform the spatial distribution across the District and determine the contribution that should be made at each settlement and the role and function of that settlement in the context of East Devon (and Exeter) as a whole and the local hinterland.

Selection of sites must then be based on an objective basis. The only limited evidence available to date appears to be provided by the Parish Council which has selected (based on a populist approach) preference for a site north of Acland Park which intrudes into the countryside very “uncomfortably” and on higher ground to the north of the village. This site provides little or no benefits to the wider community, and no objective justification has been provided.

Other sites including land at Ottery Road controlled by Strategic Land Partnerships have been discounted seemingly on the basis that a previous planning application for 120 homes was refused by the Council. There are no technical constraints or objections to this site. This land could of course accommodate less housing (as scale is the only issue) and could equally accommodate a range of different uses including additional employment land, community facilities etc. No comparative assessment to the relative performance of the sites that have been put forward has been undertaken. Before this is able to be properly completed however it is necessary to determine the precise requirements and role that Feniton should play in meeting the needs of East Devon as a whole. This is referred to above and will need to have regard to the ability or otherwise of other settlements to make the necessary contributions in the right place and within the necessary timescales.

Feniton of course also has a number of particular problems which are well documented and which the New Local Plan must seek to remedy; specifically the existing flooding problems experienced by many householders just to the north of the railway line, problems with the foul sewage capacity which directly affects in a very unpleasant way a number of properties in Feniton and of course lack of capacity at the primary school. Strategic Land Partnerships by virtue of its land holdings at Feniton is uniquely able to provide solutions to each of these. The Village Plan must specify in accordance with the clear wishes presented by the local community referred to in the attached extract from the April 2012 Feniton Local Housing Needs Report where it is a clearly and often stated precondition of the local community that no new development (regardless of where) will take place before these three issues are resolved.

Provision of the village flood relief channel is currently the subject of project evaluation and an application for funding and needs to be provided for in the Village Plan, Infrastructure Delivery Plan and CIL. Development could of course assist in providing any shortfall in the funding either directly by the provision of land and infrastructure (as Strategic Land Partnerships is able to do) and/or by way of New Homes Bonus and CIL funds.

The foul sewage system needs to be upgraded and this will involve the provision of additional land and facilities most likely by way of expansion of the pumping station, again on land controlled by Strategic Land Partnerships at Ottery Road.

Feniton Primary School serves a wide area where additional growth above that shown for Feniton alone is planned by the new Local Plan. The school capacity issues can only be resolved by way of expansion of the school onto land owned by Strategic Land Partnerships at Station Road. Detailed discussions have already taken place with Devon County Council and the Exeter Diocese and land should be identified within the Village Plan for school expansion together with the necessary measures for bringing that forward. This is not just about meeting the current (or even future) needs of Feniton, but also of the wider area that the school serves and the availability (or lack) of other opportunities to meet this need.

Of course, the Feniton Sports and Social Club already have plans well advanced to relocate the Sports and Social Club building to the north together with the relocation of the Cricket Ground again onto their own land to the north. This could also release all or parts of the land shown on the plan for development in a very central location.

Only when all of the necessary evidence as referred to above is available can justified and effective decisions be made in relation to the allocation of land for a variety of uses in a coherent and coordinated fashion, alongside the production of the new Local Plan.

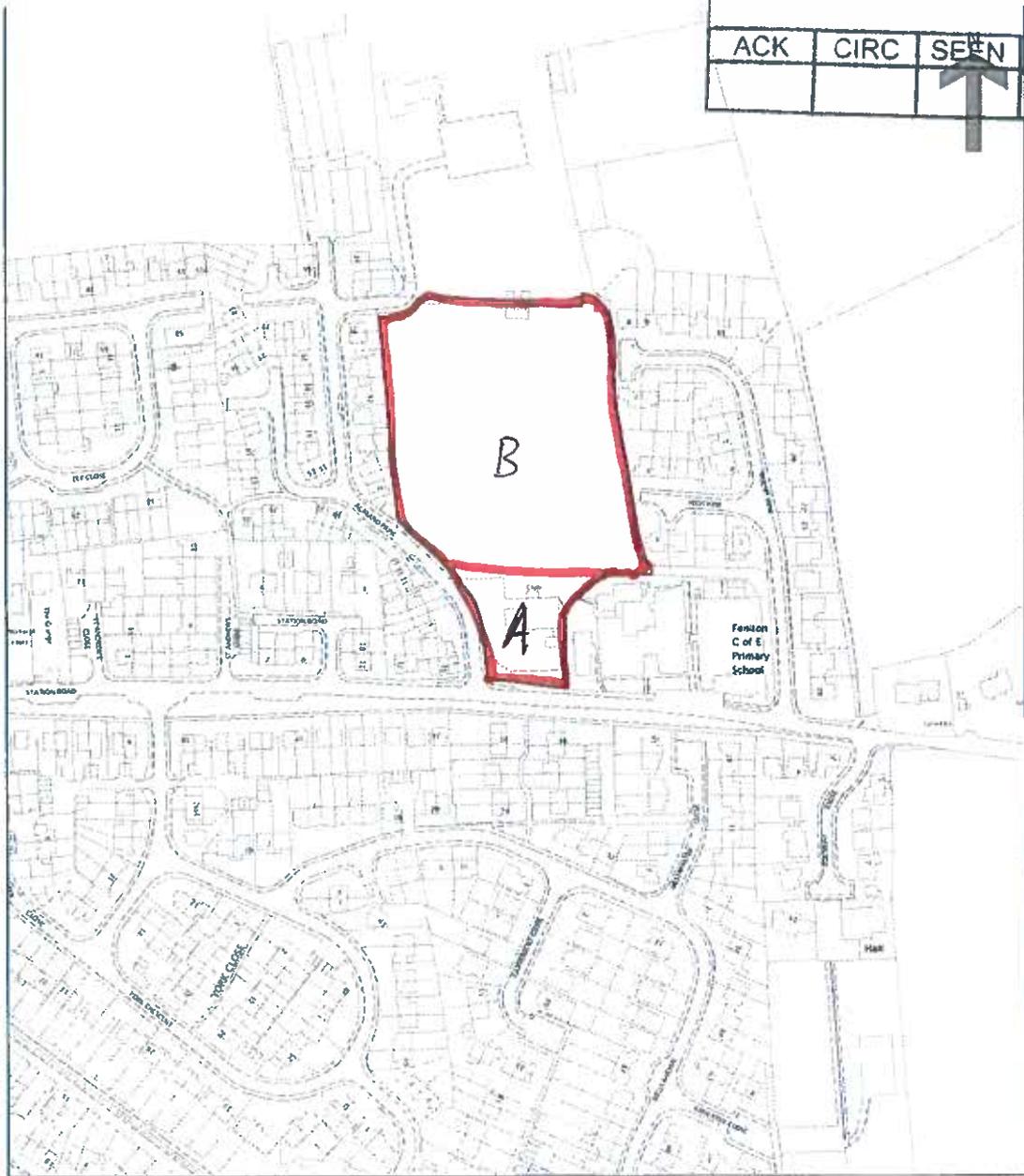
Yours sincerely



SIMON STEELE-PERKINS
STRATEGIC LAND PARTNERSHIPS

29 AUG 2012

ACK	CIRC	SEEN	FILE
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A Potential development land or school expansion land

B Part or all potential development land.

Feniton Local Housing Needs Report



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

April 2012



EAST DEVON DISTRICT COUNCIL ECONOMY			
29 AUG 2012			
ACK	CIRC	SEEN	FILE

Comments on housing.

Appendix 2

Above would depend on extending infrastructure e.g. School, bus services etc.
Additional housing of any kind is not wanted in Feniton green fields must be kept as such
Affordable housing should only be a small part (10% of any development) spaced out. There is a shortage of first / second move property at present 2/3/4 bedroom houses with normal sized garages (parking)
Affordable housing would not be good in the village as the jobs are not here, too far to travel to Exeter/Taunton
Affordable must be affordable. Houses should only be built if lowest income families can afford the rent
As I see it only suitable housing would be similar to previous council house type scheme for minimum rent and only available to local young people
As there is a new town being built a few miles away that's where the new houses should go
Before planning for 5 years time, please try and sort out the problems we have at this time, for etc., flooding, schools & so on and so forth
Concentrate on new town in East Devon, there are plenty of houses for sale which don't sell in Feniton
Concept of affordable is crucial, all affordable ever we have seen is too high and cannot afford?
Cranbrook has planning permission for 2900 homes, Feniton already has sewerage and drainage problems, more houses create more problems. The school is already at capacity
Cranbrook was created with this in mind so provision should be made with existing project. Its close enough to the parish for locals and ties
Development should be on brownfield sites with good access to public transport, small rural villages generally don't have sufficient space for additional housing
Do not want anywhere near
Existing house prices need to fall to a sensible level. Genuine first time buyers should get priority over investment and rental buyers
Feniton cannot take any more building why ask?
Feniton does not require any more housing, roads cannot take any more traffic
Feniton housing is affordable housing already (largely), an increase would cause a blight on available properties for sale, to no advantage
Feniton is affordable compared to most east Devon villages
Feniton is built up enough and is a small village. This is what attracted us to buying a house there as well as extended family living in the area
Feniton is full. There is no room for any more housing, let alone affordable. Transport links are poor, the school is full etc.
For any form of extra housing there is first and foremost an urgent need to improve drainage and roads and to increase the number of school places
Further developments in Feniton is being opposed on grounds of flooding, traffic, sewage etc., school full etc., I do not see that this applies any less to affordable housing if this means new building

<p>Greedy developers have Cranbrook with Govt's blessing build homes there Feniton is full. No additional development is needed or wanted, affordable housing just a device to smooth planning consents, no!! You have built on the tennis courts, you have built on the playing fields now you seek to build on every inch of arable land with housing and destroy the countryside with strangers. No! No! No!</p>
<p>I am concerned that currently Feniton does not have the facilities, road, education, water and sewage systems etc. for any new housing development</p>
<p>I don't like the idea of new housing in rural areas or villages anywhere in England, and who are going to be moving away from towns to live in country where there aren't any good bus services, no ones going to have jobs to be able to afford to run cars, I do not like the idea of council estates in villages as the ones in towns are full of young families, out drinking in gardens, littered with toys, prams, on pavements and generally untidy kids running all over and very noisy this will ruin rural village life. I don't think we should build all these new houses, get England back on its feet first.</p>
<p>I don't think there is any affordable housing unless or benefits housing costs have outstripped salaries</p>
<p>I feel no further development should be done until the drains and flooding problems are sorted and the school and village amenities are improved as the schools cannot at present take all the children already here. I was a victim of the flooding 3 years ago.</p>
<p>I think there is little or no need for affordable housing in Feniton</p>
<p>I'm not entirely sure what is meant by the term affordable housing. I certainly couldn't afford to buy my present house today! I have read and understand your definitions but still don't see how young couples on low wages can realistically afford to buy</p>
<p>In answer to Q8 the so called affordable housing already around this or any other area is way above the price? Can afford. We seem to only house outsiders to the area on benefits</p>
<p>It is interesting that in Q8 you do not say how many houses you mean by "a small development". This could mean 2 or 3 but you could mean 50 or 60. However, Feniton does not have the infrastructure to cope with any more housing developments. As for so called "affordable housing" if you walk around Feniton you can probably pick out most of the "affordable housing" as these are the properties which are in the least good state of repair and have the unkempt gardens. The people living in them may be perfectly reasonable desirable neighbours but unfortunately the properties do have a negative effect on the value of privately owned properties. There is a brand new town being built just a few miles away at Cranbrook. This is the best opportunity you can have to build all the affordable housing needed and is near enough for families to stay in close contact. New schools can cater for these families which the schools in and around Feniton cannot do.</p>
<p>It seems ridiculous to build in Feniton when a whole new town is being built just down the road. We still have the same drainage problems and narrow lanes and a school over subscribed</p>
<p>Just because you currently live in a village does not give you the right to rent/buy in the village you are in. Most people go through the process of moving up the housing ladder according to income and jobs. We started in a town and moved to a village</p>
<p>Keep the rent down to social housing levels</p>
<p>Many affordable housing being built at Cranbrook which is not that far from Feniton</p>
<p>Maybe a small amount in infill-but not a whole development</p>
<p>Maybe some larger family homes that are affordable not just small family starter homes</p>
<p>Most properties in Feniton are affordable. We feel that Feniton is already full</p>
<p>Move to Cranbrook, no need for any other housing in Feniton</p>

My answer to question 8 depends on a proposed location
My house was affordable to me because I worked extremely hard to afford it and If I wanted to live in a city full of houses, I would but I chose to live near the countryside
Nice quality homes, not cheap looking with a stigma attached
No homes would be suitable on scale being suggested to Feniton in last couple of years
No more houses in Feniton
No more housing here
No more than 25 x 2 bedroom houses
Not sufficient room in Feniton
Not until the flooding problems are sorted out
Old houses in the city should be brought by council repaired and then rented out
Old people who have lived years in Feniton. Small housing and for our young people to be able to buy in the village
Only to say that I only support the provision of affordable housing if this infrastructure of the village is upgraded first i.e. Drainage, sewers, schools, roads
Our school is already bursting we don't need new houses
Prefer homebuy or discounted market sale
Put the developers in the middle of affordable housing
Q8) Not without development of infrastructure, schools etc. There are already too many people for the existing services
Q8) Yes though probably not in Feniton, due to current problems with drains, schools at capacity, traffic on roads, etc.
Rather than provide government incentives for buying new builds, perhaps we should be providing the same incentives for resale properties. Definitely not agricultural lands.
Roads in and out of Feniton need improving, from Pattersons Cross into Village, we have families with 2 and 3 cars now, adding more would cause problems as some think its a race track, it should be 30mph for the total length of the road not 70mph plus
Sewerage needs to be sorted first
Shared ownership houses would be great but no more than 20
Should be available to people born in the area only or have lived there for a long time
Should be for local families only
Should only be available for people who already live within the village, or for people who have had to leave the village because they were unable to afford housing here
Sort out the flooding problems in Feniton before any more housing
Sort out the problems with the infrastructure of Feniton first i.e., roads, flooding and school
Ten to twelve new homes maximum only for locals as Feniton properties generally are affordable for people in work
The 35 houses in the local development plan should not be exceeded and such homes should be for local people only and tied to this restriction in perpetuity
The infrastructure for the village e.g. roads, drains need to be improved/enlarged prior to further developments
The infrastructure of our village cannot support more houses
The roads in Feniton have too many vehicles on them now without adding anymore and the school is over crowded

The school must be able to cope
There are a few jobs in Feniton, so occupying the new town nearer Exeter would seem more sensible
There are none
There is enough rental scope already in Feniton
There is no need at the moment, and must be no new buildings until developers and drainage needs are met
There is sufficient provision in currently approved development schemes
They never end up with local families
They say it will go to local people, but it never does
They should be suitably sized and include parking space or a garage if possible
This could only be considered in the future when the village is able to have them. This would need infrastructure improvements
This is a backdoor way of saying Feniton needs housing, you intend to destroy what we have! Why do you do these surveys at Feniton? You do not listen to the wishes of the Fenitonians but persist in satisfying the greed of local landowners with more building.
<p>This survey suffers from a fundamental flaw, and that is to do with the approach to housing needs as defined under part 2. This weakness undermines accordingly the value of the survey as a true indication of local opinion.</p> <p>Implicitly in this exercise is the assumption that anyone wishing to remain in Feniton has the right to do so, and as a result new build will need to be constructed in order to meet that perceived need. The circumstances under which one may "have to move to another home in Feniton" are not defined and are surely limited in nature. Having e.g. mature children who want to move out of the parental home is not good enough reason for someone to have to build a new home for them in the vicinity. (Indeed some children may not wish to live close to their parents!) Affordable housing in Cranbrook or Honiton would meet both the desire and need for new accommodation for the individuals concerned. The assumption that people somehow have a right to settle in Feniton is misguided. Unlike Medieval times people no longer wholly live and work in the same parish. There's a bigger world out there.</p> <p>Feniton is of course a nice place to live. Anyone would want to remain here, or even to move here. But what possible justification can there be for people who once lived here and are thinking of returning are invited to make their case? If they are coming back to work in the area why should it be assumed that the best/only place for them to live is Feniton? And that by implication if there isn't enough housing for them then someone ought to build them a house. To make it happen? If someone wants to retire here that would be an equally specious argument in respect of determining housing need. The blunt fact is that a developer has already submitted such an argument.</p> <p>There is a real danger here that the determination of housing needs in Feniton will be based on flawed logic, founded on nonsensical argument that individuals are entitled to have what they want. This is flawed logic that is already being used by developers to justify their assault on Feniton, and there is the consequent risk that the results of this survey will provide comfort to developers as a result. If there is a need for housing then in keeping with national policy brownfield sites should be considered first. Or bespoke sites such as Cranbrook which will have the infrastructure to support the development, which Feniton at the moment most definitely does not.</p> <p style="text-align: right;">At no stage does</p> <p>this survey attempt to draw a distinction between need and want. I regret that oversight and the likelihood that this omission will inevitably distort this survey.</p>
We can't have more houses in Feniton until we get the drainage and sewers and the school enlarged
We do not need any more cheap houses

We don't need any cheap housing
Why should I subsidise what is stopping affordable house becoming second homes
With older people living longer, there is a need for the younger residents who wish to stay in Feniton to be nearer their families
With the current climate this is definitely needed for our younger generation
Without the access roads being widened I don't see that any further developments and feasible
Would need assurance that they were only for local people, not on a county wide housing list
You would need to stop the sewage bubbling up over toilet when it rains heavily before we would support more housing of any kind
Young people need help to get on property ladder so affordable housing in Feniton may stop them leaving. We do not want Feniton to become gods waiting area like Sidmouth

Maria Toynton

From: Sue Derbyshire [REDACTED]
Sent: 03 August 2012 09:15
To: MDickens@eastdevon.gov.uk; Localplan
Cc: di somers
Subject: Fw: East Devon Village - Planning Development Document - UNCLASSIFIED:

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sirs

Many thanks for sending this, but I am absolutely horrified at the short consultation time allowed on the reply! Our next Parish Council (Payhembury) is not until Sept 12th, so how on earth are they supposed to firstly form their own response to what looks like some VERY difficult questions, and secondly – and more importantly – find out what the people who live here would like to see? Is there a different time scale for the Parish Councils, since workshops in early September will be a bit late if the consultation is over?

I do feel that to ask such important questions with such long-reaching effects over the summer holiday period and with such a short time scale is terrible. I do worry about local people taking very little interest in what is happening in their back yard (maybe literally!) and feel it is important to try and MAKE them consider these issues, so sending out emails to people who have expressed an interest like myself and to councils etc seems a bit weak. Can I ask how you intend to gather opinions from people who do not have access to the internet?

I look forward to your reply with interest

Best wishes

Sue Derbyshire

From: [Matthew Dickins](#)
Sent: Thursday, August 02, 2012 4:44 PM
To: [Matthew Dickins](#)
Cc: [Claire Rodway](#)
Subject: East Devon Village - Planning Development Document - UNCLASSIFIED:

East Devon Village – Planning Development Document

I am writing to let you know that East Devon District Council is carrying out consultation as part of the preparation of a new planning policy document for villages and would like to hear your views on what the document should contain.

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4. Contain settlement specific 'development management' policies that will be used to determine whether planning applications submitted to the Council should be granted planning permission.

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Please pass this communication on to anyone else you think might be interested and please send any comments to:

localplan@eastdevon.gov.uk

or post to:

Planning Policy
East Devon District Council
Knowle
Station Road
Sidmouth
EX10 8HL

If you require any further information or wish to discuss this consultation please contact the Policy Team on 01395 - 571533.

The deadline for comments is Midday on Monday 3rd September 2012.

We hold your details on our Local Plan database. Please let us know if you wish to be removed from this database or if there are any changes to your details. If you are an agent that is currently or has previously acted for clients I should be obliged if you would contact your current/past clients as appropriate.

Matthew Dickins
Planning Policy Manager
East Devon District Council

Direct Line – 01395 - 571540

http://www.eastdevon.gov.uk/email_disclaimer.htm

Maria Toynton

From: Peter Grainger [peter.grainger@sustrans.org.uk]
Sent: 13 August 2012 10:22
To: Localplan
Subject: East Devon Village - Planning Development Document

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your email of 2 August regarding the proposed Villages Plan. Sustrans would like to see the addition to the plan of existing public rights of way and cycle paths to be safeguarded during development, plus the opportunities for new paths provided by development. All new developments should include as much permeability to public movement by foot and cycle as possible, with connections to the surrounding path network.

Best wishes
Peter

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TALATON PARISH COUNCIL

Parish Clerk: Mrs A M Down, Lower Westcott Farm, Talaton, Exeter, Devon, EX5 2RN
Email talatonpc@btinternet.com Tel: 01404 823042

Mr M Dickens
Planning Policy

17th August 2012

East Devon Villages Planning Development Document

Set out below is the Council's response to your letter of 2nd August. In identifying issues, the Council was aware that the draft Local Plan, circulated last Autumn, touches on or in some cases deals with some of the points put forward. Nevertheless the Council felt that it was worth re-emphasising these issues because of their particular relevance to Talaton.

Additional / Alternative issues to be addressed in the Plan

1) A parish vision statement for each Parish.

A description of the architecture, heritage, cultural features of the Parish and community amenities to which all developments should be sensitive. Talaton would wish to have it's own specific vision statement.

[Ref. National Planning Policy Framework, (NPPF), Para. 17 }

2) Additional / enhanced rights of way

Every development should be regarded as a potential opportunity to add to or amend the parish public rights of way [NPPF Para.75]

3) Local green spaces

To be designated as protected within the village section of the Plan, [NPPF Para.76]

4) With regard to local energy projects, ensure that adverse visual and other impacts are dealt with satisfactorily.

The visual impact of poorly designed Photovoltaic Cells and solar water panels are rapidly destroying the hitherto pleasing roof skyline of villages. Installation on new

developments should be confined to those cells/panels which fit in with the tiles, slates etc of the properties upon which they are installed. [NPPF Para. 97]

5) Provisions to support people working from home in rural areas.

An increasing number of people work from home in rural settlements. This often necessitates storage, office and other facilities. The Plan should support developments aimed at such workers. It is estimated that some 20% of the Talaton working population do so from home, or are employed within the Parish. [NPPF Paras.19,20,21(last point) and 28]

6) At the moment Talaton has very poor telecommunications, notably very slow broadband. This puts rural businesses at a severe disadvantage.

The Plan should actively support the provision of fast rural broadband. [NPPF Section 5]

7) Developments in villages close to Cranbrook should be solely to serve local needs.

It would be nonsensical to allow developments which serve the housing etc. needs of the whole of East Devon in villages near Cranbrook. What would be the point of establishing a new town and then allowing a proliferation of other significant developments near by. [NPPF Section2]

Factors which should be taken into account in production of the Local Plan

1) Additional weight should be given to views put forward by a “quality” parish Council.

2) Additional weight should be given to community views obtained by properly conducted and quantified consultation exercises (i.e. quasi- referendums)

3) Where landowners have put forward large areas for development, take account of local views as to the location there in, where only a (small) part is recommended to be used. The built up boundary should be extended to encompass only such identified smaller areas.

4) Where Village Plans have been produced and presented to the Planning Authority, these should be taken into account when preparing the village part of the Local Plan.

Yours sincerely

A M Down
Clerk to Talaton Parish Council

31 August 2012
Letter 31.08.12/MCC



Mr M Dickens
Planning Policy Manager
East Devon District Council
Knowle
Station Road
Sidmouth
EX10 8HL

EAST DEVON DISTRICT COUNCIL ECONOMY			
- 3 SEP 2012			
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Dear Matt

**EAST DEVON VILLAGE – PLANNING DEVELOPMENT DOCUMENT
ROCKBEARE COURT FARM, ROCKBEARE, DEVON EX5 2EF**

We act for Messrs Tatchell of Rockbeare Court Farm and respond to your email dated 7 August 2012 in relation to the preparation of the East Devon Village – Planning Development Document. Savills has made several representations (a copy of these representations are enclosed with this letter) at various stages of the Local Development Framework / Local Plan to the Council in relation to Rockbeare Court Farm and its proposed allocation for the provision of housing and the delivery of the green wedge policy. In fact we have made a presentation to the Council about this (a copy of the presentation is enclosed with this letter).

The East Devon DPD of course will need to consider the specifics of each village on a case by case basis and alongside the aims and objectives of the New Local Plan and other DPDs.

Blanket policies are unlikely to be properly justified. The inappropriateness of such an approach is perhaps best illustrated by the proposed blanket 5% housing allocation for the villages listed in Policy 27 of the Local Plan. This has no regard to the level of services and facilities, the need for or availability of infrastructure and more particularly no regard for the location and accessibility of the settlement within the Exeter HMA and to Exeter.

Rockbeare if properly considered against all the relevant criteria would perform particularly well given its excellent accessibility to Exeter and all the new services and facilities provided at Cranbrook.

In fact the only likely significant constraint to development at Rockbeare may be the need to consider concerns about coalescence with Cranbrook but given that there is a substantial tract of land in our client's ownership they could provide both housing in a discrete parcel very well related to Cranbrook and the delivery of green wedge policy to protect against such coalescence. The land at Rockbeare Court Farm would seem worthy of serious consideration.

Cranbrook is controlled by a small number of developers who will not be able to and/or will not be willing (as they effectively have a monopoly and so can control prices) to achieve the sales rates required without introducing competition in the West End area.

Yours sincerely



Mark Chugg BSc (Hons) MSc MRICS Associate

Enc: Site Plan
Presentation
Representations

cc. Messrs Tatchell

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (L&P) Limited, Chartered Surveyors Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2805138
Registered office: 20 Grosvenor Hill, London W1K 3HQ

29 January 2009



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

EAST DEVON DISTRICT COUNCIL ECONOMY			
- 3 SEP 2012			
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Dear Sir/Madam

EDDC Core Strategy – Expansion of Cranbrook New Community

We act on behalf of the owners of Rockbeare Court Farm. The land shown on the attached plan has previously been put forward as part of East Devon District Council's Strategic Housing Land Availability Assessment. We await the outcome of this process over the coming months.

Map 4 in the Issues and options version of the Core Strategy highlights a number of expansion options to go beyond the existing area for 2,900 new dwellings, to the north of the old A30. The land shown in the attached is in the ownership of our clients and forms the bulk of option 3, as shown in map 4.

The latest version of the Regional Spatial Strategy clearly sees Cranbrook performing a key role in meeting the likely increased housing requirement up to the year 2026. The proposal to increase the eventual size of Cranbrook to 7,500 dwellings gives the opportunity for it to grow as more of a self contained entity. Paragraph 7.19 of the Core Strategy makes clear reference to the potential benefits in this regard. In order for Cranbrook to expand to meet the need, some difficult decisions will have to be made. Previous assumptions that held true for a settlement of 2,900 dwellings do not apply to an expanded settlement of 7,500 dwellings. The A30 necessarily forming the southern boundary of the new settlement is one such assumption that requires revisiting. The aim of any expansion of Cranbrook must be to arrive at a consolidated, self contained urban form that knits together and works as a settlement in its own right. In our view, option 3 forms a key part of this solution.

Looking at the existing masterplan, it is clear that option 3 is best placed to link in with the proposed town centre. Paragraph 7.19 recognises this and also refers to a potential option for an elongated settlement. For obvious reasons we favour a compact urban form on behalf of our client, which also offers planning and practical benefits. We note the reference to option 3 being best placed to deliver zero carbon development. We support this.

We do not agree that option 3 would necessarily result in coalescence with Rockbeare. We understand the sensitivities that may exist in a new settlement subsuming an older village. There will be design led solutions that will enable Rockbeare to retain its own identity. In our view, this issue is more pertinent than anything else. After all, the new settlement is already planned very close to Rockbeare. The old A30 forms no less an arbitrary boundary than any other. The expansion of Cranbrook will require that the Green Wedge designation is revisited and appraised afresh. Landscape impact will be a key consideration and we reserve the right to submit suitable detail on this issue at a later stage. We would be happy to discuss further requirements with the District Council at any time.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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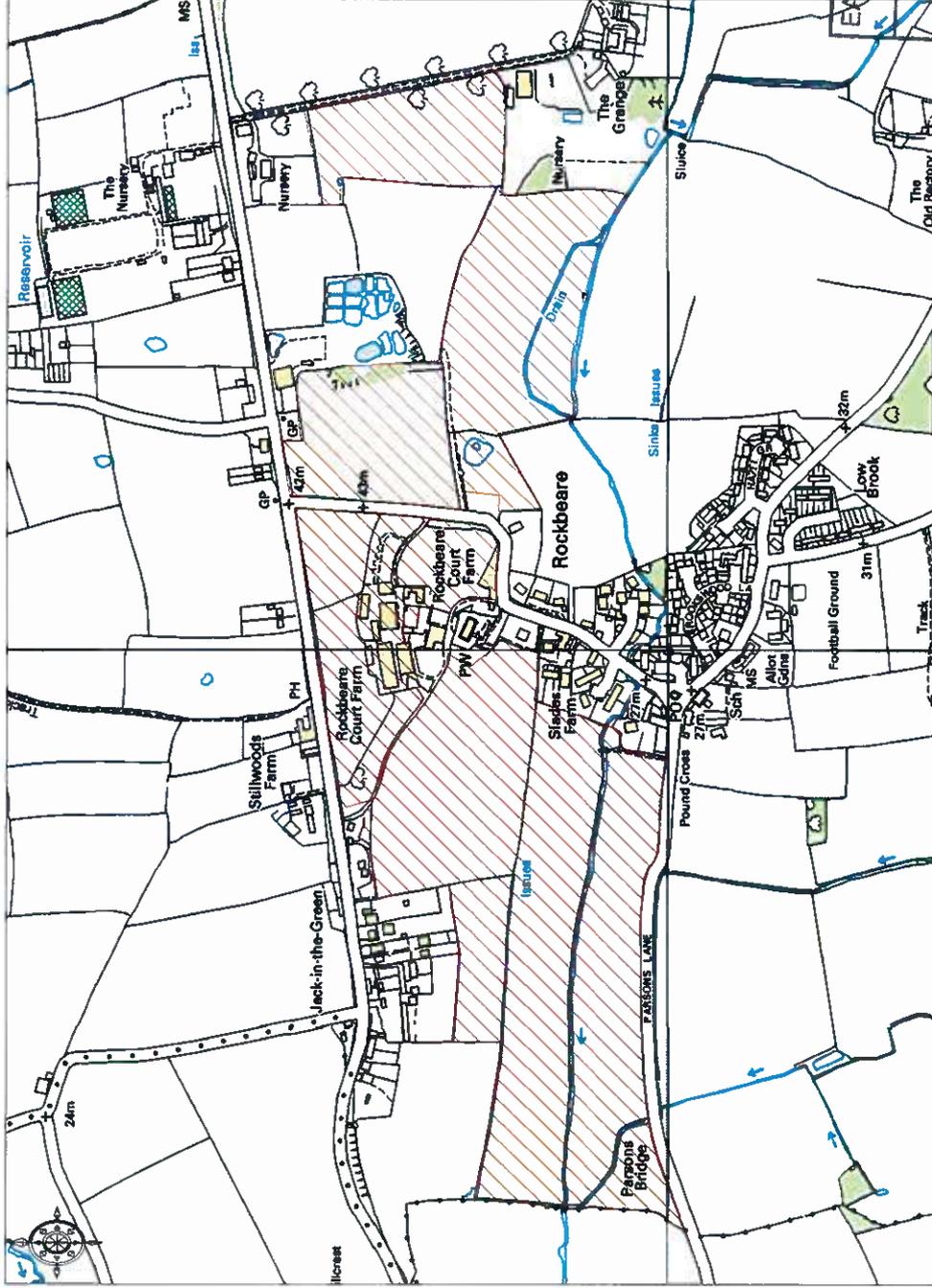


In conclusion, we consider that option 3 should form a key part, and possibly the first phase after the initial 2,900, of the solution on how to provide for an expanded new settlement at Cranbrook. We look forward to discussing this option with you in the near future.

Yours faithfully

Neal Jillings BSc(Hons) MA MRTPI
Associate

Rockbears Court Farm, Rockbears, Exeter, Devon, EX5 2EF



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For identification purposes only.
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EXAST DEVON DISTRICT COUNCIL
ECONOMY

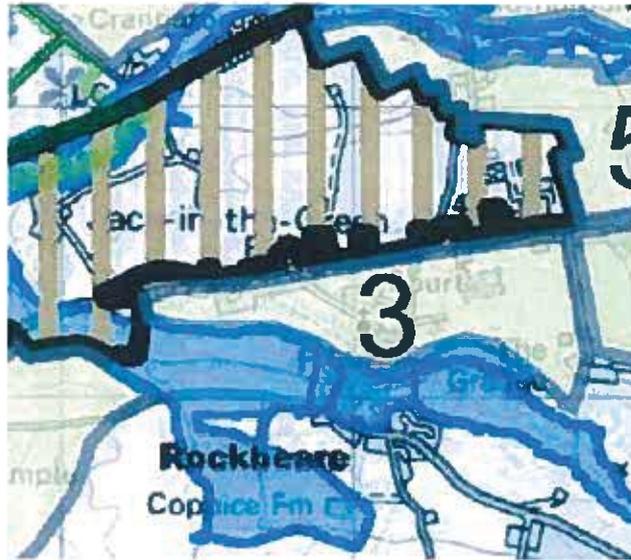
- 3 SEP 2012

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**Submission to East Devon District Council's Core Strategy
Preferred Approach Report
Land at Rockbeare Court Farm**

Client. Mr M Tatchell



PREPARED BY:

Savills
The Forum
Barnfield Road
Exeter
EX1 1QR

Telephone: 01392 455700
Fax: 01392 455701

November 2010

EAST DEVON DISTRICT COUNCIL ECONOMY			
- 3 SEP 2012			
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Land at Rockbeare Court Farm

Land at Rockbeare Court Farm

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- 1 Introduction
- 2 Planning context
- 3 Site and proposals
- 4 Conclusions

Appendices

- 1 Site location plan
- 2 Savills letter dated 29/01/09
- 3 Presentation given to LDF Panel
- 4 EDDC letter dated 08/09/09
- 5 SHLAA extract

Land at Rockbeare Court Farm

1. Introduction

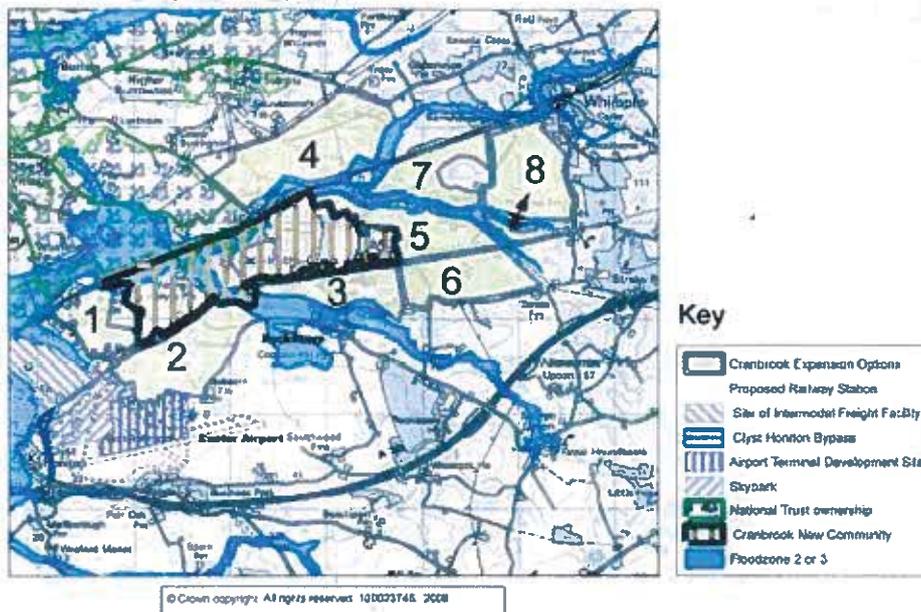
- 1.1 We act on behalf of Mr Martin Tatchell, the owner of Rockbeare Court Farm (shown in Appendix 1). The land is considered to form a suitable area to cater for part of the long term growth requirements of Cranbrook beyond the already consented level of development.
- 1.2 The land has previously been put forward as part of the SHLAA process. An extract from the Local Planning Authority's SHLAA report is appended to this brief (Appendix 5).
- 1.3 In addition, a brief letter in response to the LDF Issues and Options published November 2008; this is also appended to this report (Appendix 2). Following these representations, we were asked by East Devon District Council to make a presentation to the LDF Panel. This was undertaken in July 2009.
- 1.4 This representation is made in respect of the Local Planning Authority's Preferred Approach Report published in September 2010. It is made in the context of the Local Planning Authority's preferred approach discounting the potential contribution that the land at Rockbeare Court Farm could make to the strategic growth of Cranbrook.

Land at Rockbeare Court Farm

2. Planning Context

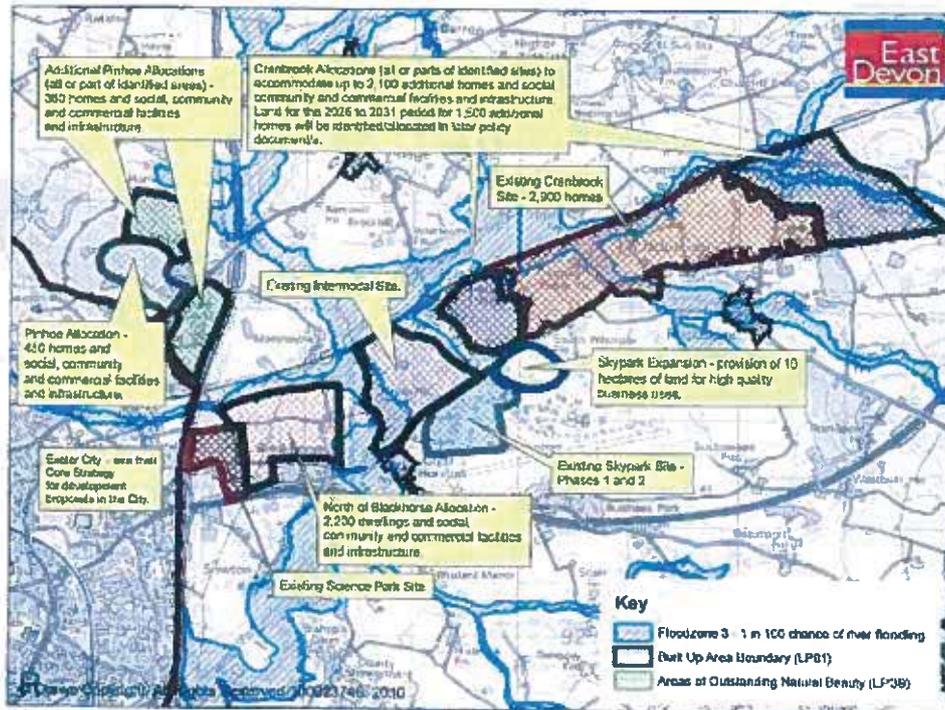
- 2.1 The Strategic Housing Land Availability Assessment published in April 2010 gave the land the reference W123. The assessment defined the site as suitable, available and achievable, with a "mid point" yield defined as 464 dwellings. The relevant extract from the SHLAA Report is appended to this report.
- 2.2 The Issues and Options Report (December 2008) set out 'expansion options' for Cranbrook beyond the initial 2,900 dwellings. These are set out in the figure below. The land at Rockbeare Court Farm forms the bulk of Option 3.

Cranbrook Expansion Options



- 2.3 The Preferred Approach Report shows the future direction of growth for Cranbrook to be made up of Options 1 and 5 and part of Option 7, as set out in the Issues and Options document. This is shown below

Land at Rockbeare Court Farm



- 2.4 Draft CS 8 states that *“it is proposed that land is allocated for the expansion of Cranbrook to the east and west (north of the old A30 and south of the Exeter to Waterloo railway line) of the existing planning application boundary, as shown on Map 3. Post 2026 development will be subject to review and land allocations will be made through a new/revised Development Plan Document.”*
- 2.5 As noted in paragraphs 7.22 to 7.29 of the Issues and Options document Option 1, 3, 5 and 7 scored highly in the Exeter sub regional study. Paragraph 7.20 notes that option 3 alone offers the greatest potential for carbon reduction. Despite this, the potential offered by Option 3 remains untapped, to the detriment of good planning in our view.
- 2.6 In terms of whether the 'Land at Rockbeare Court Farm' is suitable for allocation, we acknowledge that the site was considered in the Issues and Options Report (December 2008) as part of one of the eight options for the expansion of Cranbrook

Land at Rockbeare Court Farm

(Option 3 - Expansion to the South), but was then discounted. However, we dispute the reasons given for discounting Option 3, namely:

"To develop south of the old A30/closer to Exeter Airport - whilst this option could provide new housing relatively close to Cranbrook's town centre, it would result in severance by the old A30 and might give rise to conflict with the airport activities, through the potential of noise impacts on the residents. It would compromise the Green Wedge and might lead to undesirable long term coalescence with Rockbeare".

(Paragraph 7.28 - Core Strategy Preferred Approach)

- 2.7 The Issues and Options Report: Analysis of Responses (December 2009) advises that despite having concerns in relation to the impact that all of the eight options would have on the Strategic Road Network, the Highways Agency "sees some merit in Options 1, 2, 3 and 5" (page 21). It should again be noted that the 'Land at Rockbeare Court Farm' falls within Option 3.
- 2.8 The Interim Sustainability Appraisal of the East Devon Issues and Options Consultation Document (June 2010) includes a table that assesses each of the eight options for the expansion of Cranbrook against twenty Sustainability Appraisal (SA) objectives.
- 2.9 Option 3 (Expansion to the South) appears to score higher than Option 5 (Expansion to the East) which is one of the preferred options for the expansion of Cranbrook. In terms of specific objectives, Option 3 scores higher in relation to 'Access to Services', 'Education and Skills', 'Health', 'Sustainable Transport' and 'Air, Soil and Water Quality'.
- 2.10 The adopted Local Plan policies have been saved. Of most relevance is S6, related to the Green Wedge designation., which states;

"Within Green Wedges, as defined on the Proposal Map, development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence".

Land at Rockbeare Court Farm

3. Site and proposals

- 3.1 As noted above the land shown in Appendix 1 offers significant potential for growth. The land has been promoted through the SHLAA and the previous stage of the LDF. In our view development of the land, when viewed against alternatives for growth, has one primary "sticking point"; the potential landscape impact on Rockbeare, including the issue of coalescence with Rockbeare. The opportunity to present to the Local Planning Authority's LDF Panel was a chance to focus on this one defined issue. The Power point presentation in Appendix 3 is incomplete without the commentary provided at the time of the presentation. It does, however set out that we sought to address this issue appropriately. We have appended, in Appendix 4, a letter dated 08 September 2009 from the Local Planning Authority subject to the understandable caveats, the letter states the following:-

"Your presentation was well received by Members and they were pleased with the landscape led approach to development and the sensitivity to the area. There will inevitably be concerns that development south of the A30 would erode the green wedge between Cranbrook and Rockbeare and potentially affect the airport. However, the Panel believed a buffer could be created in the manner you proposed that would retain Rockbeare's identity. Much detailed work will be required to allay local concerns.

Bearing in mind the above observations and caveats the Panel did wish to convey a steer that development south of the old A30 in the manner you proposed would accord with the initial views on the expansion of Cranbrook beyond the current 2,900 dwellings proposed. Further, it is envisaged that a positive steer of this nature will enable you to advance the technical studies required that may help to support a strategic allocation in the draft preferred option document. We would be happy to maintain a dialogue with you on any work you are undertaking."

- 3.2 It is comforting to note that our "landscape led approach" was highlighted as being well received by members of the LDF Panel. Whilst we accept that the views expressed can not be taken as being binding upon the local planning authority, the letter is unequivocal in its support for the site as forming a potential area for future growth. In the 12 months between the date of this letter and the publication of the preferred approach however, the Local Planning Authority's view of the site's

Land at Rockbeare Court Farm

suitability went from an acknowledgement of its potential to it being discounted entirely. The purpose of the following text is to primarily supplement and clarify what has already been stated in respect of our landscape led approach.

3.3 The presentation was made on behalf two landowners; the owners of Rockbeare Court Farm and the Oriental Promise Restaurant. This representation is however made on behalf of the owners of Rockbeare Court Farm only.

3.4 The presentation (Appendix 3) set the context., as follows;

- The planning application (now approved) for Cranbrook;
- The various options from the Issues and Option Document;
- The land put forward by the New Community;
- The land ownership; and
- The Green Wedge defined under adopted Policy S6.

3.5 The presentation then tried to set out some contextual photos. This can be split into the following.

- Land that relates to the setting of Rockbeare;
- Land that relates more readily to land to north; and
- The 'Parkland' relating to the wider landscape and the setting of Rockbeare Court and the Church.



Land at Rockbeare Court Farm

- 3.6 The main thrust of our argument at the presentation was that there was a clear distinction between the land that relates to Rockbeare and land that relates to the north (i.e. Cranbrook). In addition to this, we identified the majority of Rockbeare Court Farm as being particularly sensitive in terms of impact on the wider landscape and nearby listed buildings. We advised the landowner that this very attractive landscape, as shown above, should not be promoted for development. In addition to this, much of the land is subject to flood risk and, more importantly, it provides an opportunity to link into the already planned green infrastructure within Cranbrook. Consequently we have suggested this area of land as a 'Country Park', which also retains a Green Wedge function, in perpetuity for the benefit of the residents of both Cranbrook and Rockbeare.
- 3.7 We see a sensible strategic allocation on Rockbeare Court Farm to facilitate the long term growth of Cranbrook as a means to address the issue of coalescence once and for all. We have identified a clear division between land that is capable of development without, in our view, a negative impact on the policy requirements of S6 relating to the Green Wedge and land that would be required to perform a Green Wedge function. This is aided by the strong landscape feature of mature and well established hedgerows running west to east through the site (as shown in photo below, which is looking east). In our view, the land shown performs a green wedge function, whereas land beyond the hedgerow, to the left of the image below, relates to the future Cranbrook development.

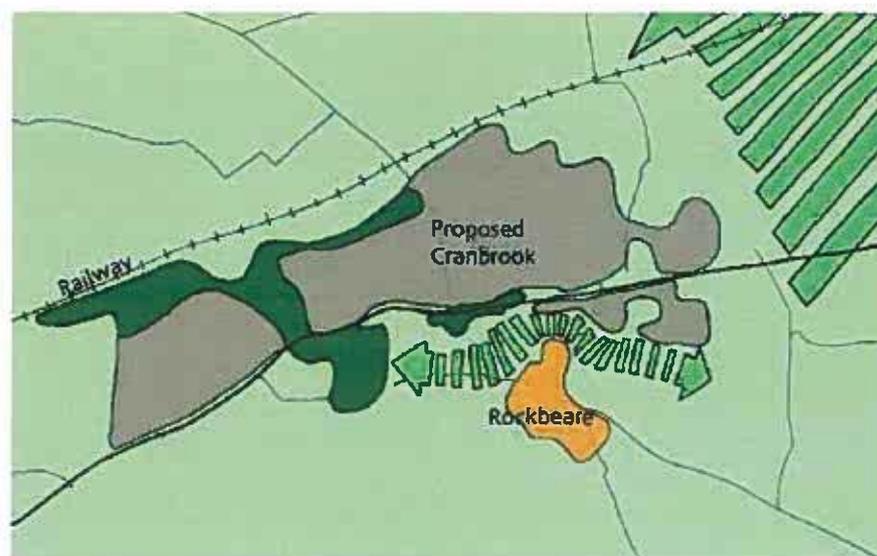


- 3.8 It is significantly better for Rockbeare to solve the considerably uncertainty over coalescence in one fell swoop at this LDF stage rather than the continuing uncertainty over the land's potential for development. To that end, the landowner could make land available to the community to ensure that it remains protected from development

Land at Rockbeare Court Farm

by virtue of land ownership rather than planning policy, the latter being more likely to change. In essence we proposed a trade off where limited development was traded against far greater certainty on avoiding coalescence.

- 3.9 Our approach has to always been to respect the context set by the adopted Policy S6. In that regard, the sensitivities involved in the issue of impact on, and the potential for coalescence, with the village of Rockbeare have been a key overarching consideration in our discussions with the Local Planning Authority. We consider that in allowing some limited strategic growth at Rockbeare Court Farm, a much more defensible and realistic Green Wedge can be defined. As set out above, a protective designation based on land ownership will be much more effective at allaying the community's fear regarding coalescence than a planning policy designation, which will always be at threat from challenge.
- 3.10 In addition, we consider that a protective landscape designation should be based on landscape features, rather than the old A30. We have suggested that the strong mature hedgerows dissecting Rockbeare Court Farm can perform the role of a clear defensible boundary between an extended Cranbrook and the Green Wedge, whilst also providing links back to the already planned green infrastructure, as illustrated below.



Land at Rockbeare Court Farm

4. Conclusion

- 4.1 In conclusion, we consider that we have taken a measured and balanced to the issue of strategic growth within the area shown as being option 3 in the Issues and Options report. We are surprised that the local planning authority has chosen to denote the strategic growth occurring on land coincident with land that the New Community Partners put forward, rather than what were defined as specific options for growth. We were also surprised that the local planning authority has chosen to ignore a clear paper trail highlighting the relative suitability of land at Rockbeare Court Farm.
- 4.2 In addition to clear support for the suitability of Rockbeare Court Farm as providing strategic growth options for Cranbrook, including a very supportive letter from John Maidment following our presentation to the LDF Panel, we consider that we have modified our approach in the most appropriate manner. In short, we consider that we can address all relevant policy concerns in an obvious location for growth beyond the initial 2,900 dwellings at Cranbrook. We consider Rockbeare Court farm represents a realistic and achievable phase 4 that;
- Retains a functioning Green Wedge (basing the landscape designation on landscape features and not on the A30)
 - Retains the distinct identity of Rockbeare
 - Retains existing landscape features
 - Protects the setting of the listed building
 - Provides significant open space
 - Provides strategic housing growth in the most appropriate location.
- 4.3 We therefore recommend the site shown in Appendix 1 to the local planning authority in its continuing deliberations on the Local Development Framework. We would welcome any opportunity to discuss this further with the District and Parish Council.

Maria Toynton

From: The Breretons [REDACTED]
Sent: 04 August 2012 11:32
To: Localplan
Subject: East Devon Village - Planning Development Document

Follow Up Flag: Follow up
Flag Status: Completed

Matthew Dickins, Planning Policy Manager, East Devon District Council

Thank you for inviting me to comment on the "East Devon Village - Planning Development Document". However, I am not sure what value any comments I might make would have, given the recent approval to build 15 dwellings at Barton Orchard, Tipton St John when this site is not only outside the "Built-up Area Boundary" but within the "Area of Outstanding Natural Beauty" depicted on the proposed plan for Tipton St John (Inset 53 on the Local Plan web site). I trust these 15 new dwellings will now take up the proposed allocation of 10 dwellings under EDDC's Local Plan until 2026.

N R Brereton
Court Park
Venn Ottery

Maria Toynton

From: Joanne Witherden [J.Witherden@westdorset-weymouth.gov.uk]
Sent: 10 August 2012 14:01
To: Localplan
Cc: Hilary Jordan
Subject: East Devon Village - Planning Development Document - response from West Dorset District Council

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for consulting with West Dorset District Council on the scope of a new planning policy document for East Devon villages.

As there was no appropriate committee to take a response through in the timescales given, I have consulted with local members (for wards adjoining East Devon) and our member planning champion.

We have, through previous consultation, highlighted the need for reference to be made to Lyme Regis as a small town bordering East Devon, and that to enable the most sustainable option for Lyme Regis's growth to be identified, the two councils should work jointly on this matter.

Section 15.3 of our draft local plan states:

15.3.1 Land west of Shire Lane in the adjoining area of East Devon has been suggested as a possible development site that relates well to Lyme Regis. Other sites may also exist. West Dorset District Council will work with East Devon District Council, Lyme Regis Town Council and Uplyme Parish Council to explore whether there are opportunities in the adjoining area of East Devon that could potentially help meet the local needs of both parishes, and how this could be reflected in a development plan.

LYME 2. LAND AROUND LYME REGIS

i) The district council will work with East Devon District Council, Lyme Regis Town Council and Uplyme Parish Council to explore options to support the long-term growth of Lyme Regis.

Based on the above and local member input, our response is as follows:

The scope of the village plan in relation to those areas bordering or otherwise having strong links to communities within an adjoining local planning authority should in addition include the intention to work with the adjoining local planning authority and communities to identify potential cross-boundary issues and how these can be addressed through a joined-up approach to planning policy at a local level.

Examples of issues include housing (particular in relation to Lyme Regis, but also in terms of affordable housing in rural areas) and broadband (for example, ensuring cooperation when the need is in West Dorset but the exchanges are in East Devon) and other community facilities.

Many thanks

Jo Witherden
Head of Spatial Policy and Implementation, West Dorset District Council
Stratton House, 58/60 High West Street, Dorchester, DT1 1UZ
Tel: 01305 252302

West Hill Residents' Association

**Orchard House
Lower Broad Oak Road
West Hill
Ottery St Mary
Devon EX11 1XH**

1 September 2012

Dear Mr. Dickins,

East Devon Village – Planning Development Document

Thank you for the email of 2 August seeking comments on the issues to be addressed and factors to be taken into account in the plan production. The Association wishes to comment as follows:

- a) We support the four main elements of the document structure you have proposed;
- b) We particularly wish to see “settlement specific” policies make reference to our existing Village Design Statement. We understand that the VDS’s status as Supplementary Planning Guidance will cease to exist, so it is vital that it is linked into the Local Plan in such a way that it continues to be enforced. The VDS was prepared with the advice and support of EDDC and with massive public involvement. It would be disastrous to see it disappear from view.
- c) We are very concerned that the village-level planning process seems to be based on SHLAA, with “availability” being the major criterion. Whilst we understand the reason for this, we believe that it is not a sound basis on which to plan. The Plan should identify the most appropriate areas within which new development should take place having regard to key criteria (see below). Some of these areas will be available, others may not. At that point it would be necessary to approach landowners, acquaint them with the situation and ask if they would be interested in making the land available. It is our belief that, in these circumstances, landowners who had not offered land under the SHLAA process might very well agree to sell. In the unlikely event of insufficient land being made available on “appropriate” sites, other land could be considered depending on the degree of urgency.

d) In deciding what is appropriate, a number of criteria should be considered. At a recent structured workshop to identify potential developable land outside the existing BUAB, we used four criteria:

- Environmental impact (landscape, fauna and flora, important views etc.);
- Vehicular access (adequacy of roads, impact of traffic etc.);
- Pedestrian access (to school, shop and bus stops, and safety); and
- Impact on neighbours (overlooking, local traffic etc.).

In this way we managed to arrive at some consistent conclusions based on judgments which were far less influenced by all our inevitable prejudices than would have been the case if we had simply asked residents for their preferences. We recommend that you consider adopting an approach which incorporates these principles.

The Association wishes you well in this difficult task. Please let us know if there is any way in which we can assist.

Yours sincerely,

R E Beardsall, Chairman

To: Matt Dickins, Planning Policy Manager, EDDC