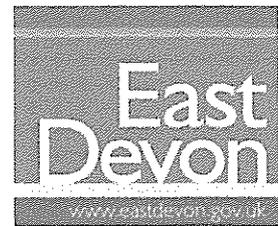


EAST DEVON DISTRICT COUNCIL ECONOMY			
21 NOV 2012			
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Preferred Site/Sites Response Form

Name of Parish	AYLESBEARE
Name of Settlement	AYLESBEARE
Clerk Contact Name	LYNN PARKER
Contact Address	DAKLEE HARP LANE AYLESBEARE EXETER EX5 2JL
Tel. No.	01395 232216
Email:	lynn.m.parker@gmail.com

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

As a minimum please confirm that:

1. A public exhibition was held on 3 OCTOBER 2012 at which the A1 Plans showing constraints and possible alternative sites were displayed. ✓
2. Parish Councillors were available to answer questions and comments were recorded and these, with any other material received, are submitted to the District Council with this form. ✓
3. The exhibition was advertised on the Parish notice board and website. ✓

Community Infrastructure Priorities

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

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

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

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

Strategic Infrastructure

- benefits a larger area than an individual parish

- POST OFFICE AND SHOP.
- TENNIS COURTS
- SKATEBOARD PARK.
- PROVISION OF TOILETS IN VILLAGE CENTRE.
- VILLAGE GREEN.
- PUBLIC CAR PARK IN CENTRE OF VILLAGE.

EAST DEVON DISTRICT COUNCIL			
21 NOV 2012			
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Parish infrastructure priorities

- infrastructure with a parish focus

- INCREASED BUS SERVICES
- INTRODUCTION OF TRAFFIC CALMERS
- BETTER BROADBAND SPEEDS
- LEVEL THE RECREATION FIELD
- ALLOTMENTS

Aylesbeare Parish Council
Oaklee, Harp Lane, Aylesbeare, Exeter, EX5 2JL
Telephone: 01395 232216
Website: www.AylesbeareParishCouncil.co.uk

Clerk to the Council: Mrs L Parker
Email: lynn.m.parker@gmail.com

Your ref: CR/MFT/A/02/10/village.cons.May12

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

11 June 2012

Dear Miss Rodway

Review of Village Boundaries

Thank you for your letter dated 17 May 2012. Prior to the Parish Council meeting last week there was another communal debate, with your large-scale maps displayed, concerning development sites that have been put forward under the SHLAA.

Aylesbeare has been through a very thorough community consultation process with the recommendation that no more than 5 additional houses be developed in the village over the next 15 years. Therefore it is felt that none of the sites offered are considered to be appropriate for development. However the Aylesbeare Parish Plan and Village Design Statement considered that development to broaden the village profile leaving recreational and open space should be considered. This would be to give the village a centre and more of a focus.

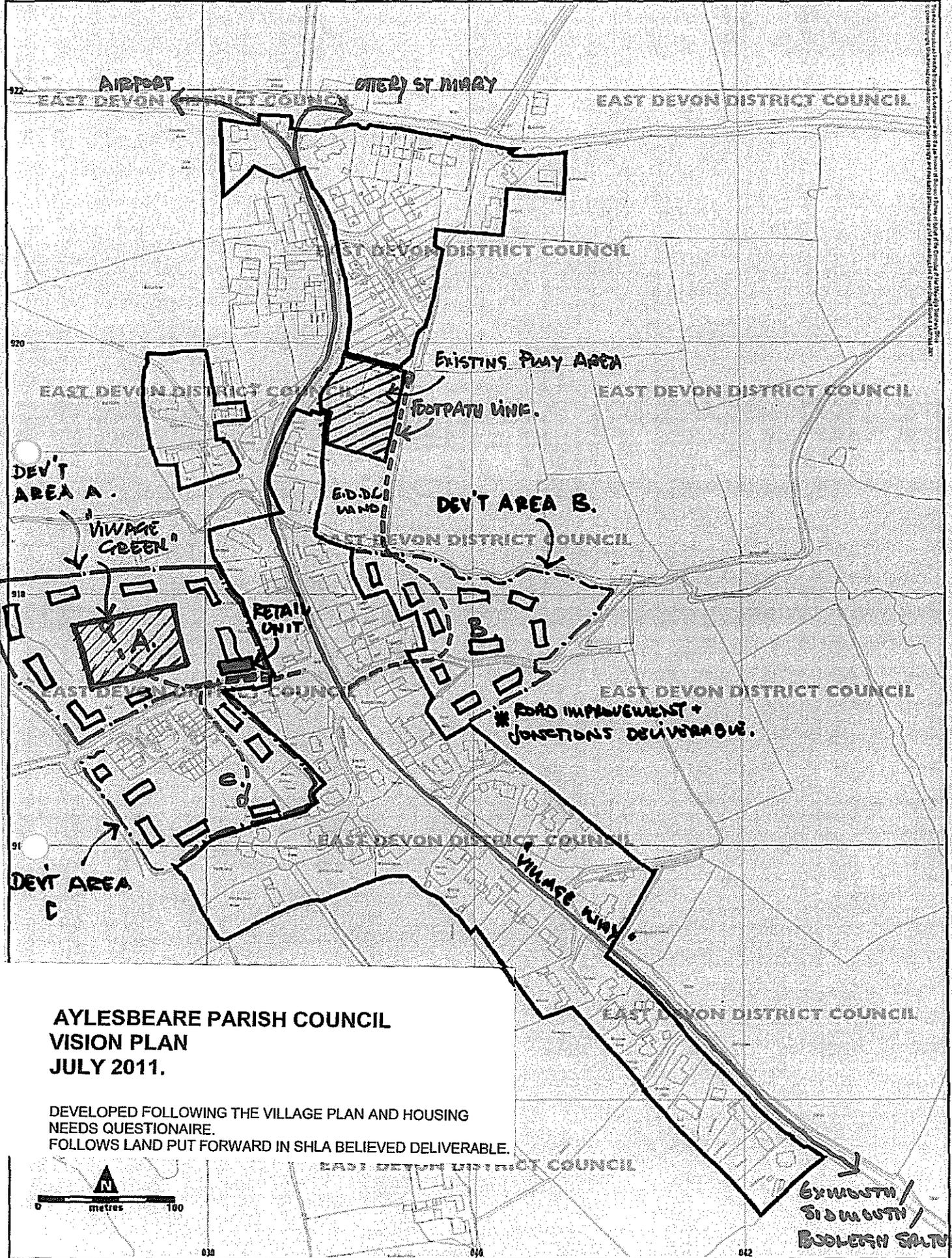
I am enclosing a letter received from one of our residents. The Parish Council agrees with the sentiments expressed as this plot is too far removed from the village.

Yours sincerely



Parish Clerk

EAST DEVON DISTRICT COUNCIL ECONOMY			
13 JUN 2012			
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**AYLESBEARE PARISH COUNCIL
VISION PLAN
JULY 2011.**

DEVELOPED FOLLOWING THE VILLAGE PLAN AND HOUSING
NEEDS QUESTIONNAIRE.
FOLLOWS LAND PUT FORWARD IN SHLA BELIEVED DELIVERABLE.



- Built Up Area Boundary (S1, S2, S3)
- Land of Local Amenity Importance (ENS)

AYLESBEARE PARISH COUNCIL

The Preferred Site/s are as follows

Site 5 (Bendarroch school)	W338
Site 3 (Behind the Aylesbeare Inn)	W087
Site 4 (Bramble Mead)	W088
Site 1 (Oak Road)	W181
Site 2 (Barton Farm & Lower Barton Farm)	W078

- The Parish Council met to discuss the analysis of the appraisals done for each site, which was carried out individually by each councillor. The PC conclusions from these appraisals were simply stated in a questionnaire which was delivered to all parishioners. This questionnaire was approved by EDDC.
- The questionnaire indicated that it was for the parishioners themselves to answer one simple question, which read "On which of the SCHLAA sites, identified on the attached map, would you like to see the five houses built? Please tick **ONE** box only. If you consider any site unsuitable for development please comment in the box below."
- The questionnaires were collected and returned using sealed envelopes.
- In the interests of probity, the analysis was carried out by three PC councillors and the votes allocated to each site were collated. Any comments were also recorded.
- A final summary was agreed which reflected the number of votes received for each site and a simple qualitative assessment of the comments received.

Based on the results of the questionnaire the PC is thus in a position to put forward the wishes of the Parish, which clearly indicate any proposed development should be in the more central locations rather than a ribbon development.

Aylesbeare Village Development Plan and Boundary Review

SHLAA Selection Questionnaire

October 2012

To be completed by each member of the household who is aged 18 and over and who is registered on the EDDC Register of Electors for Aylesbeare. Each person is designated person A, B, C, etc. Person A should fill in column A for the question and so on.

East Devon District Council has identified five sites as potentially suitable for housing development over the next 15 years. The sites are shown on the accompanying map.

Question: On which of the SHLAA sites, identified on the attached map, would you like to see the five houses built? Please tick **ONE** box only. If you consider any site unsuitable for development please comment in the box below

Site	Person				
	A	B	C	D	E
Site 1 (Oak Road)					
Site 2 (Barton & Lower Barton farms)					
Site 3 (Behind the Aylesbeare Inn)					
Site 4 (Bramble Mead)					
Site 5 (Bendarroch school)					

Comments
e.g. Suggestions for the provision of additional amenity and leisure facilities within the village

Thank you for your time in completing this questionnaire.

Aylesbeare Village Development Plan and Boundary Review

SHLAA Site Selection Questionnaire

October 2012

Background: The Parish Survey conducted in January indicated that the development of Aylesbeare village should include the building of 5 new houses outside the Built Up Area Boundary (BUAB or Black Line) over the next 15 years. This is written into EDDC's new draft local Plan. EDDC now requires Aylesbeare Parish Council to indicate where the group of 5 houses can be accommodated. The Built up Area Boundary (BUAB or Black line) will be changed to accommodate this development on part of the site chosen from the SHLAA sites shown on the accompanying map.

SHLAA (Strategic Housing Land Availability Assessment): The SHLAA panel has strategically assessed the sites for their developability. Identification of potential housing sites through the SHLAA process does not indicate that the site will be allocated for new housing or that planning permission will be granted for new housing.

The Parish Council has carried out appraisals of the five SHLAA sites and are putting forward the following observations

N.B. Only a small portion of any of the sites is being considered to accommodate 5 houses adjacent to the BUAB

	Observations
Site 1. Oak Road	<ul style="list-style-type: none">• Remote from village centre• Increasing ribbon development
Site 2. Barton Farm & Lower Barton Farm	<ul style="list-style-type: none">• Is currently part of two working farms with buildings. Development would have a negative impact on local employment
Site 3. Behind the Aylesbeare Inn	<ul style="list-style-type: none">• Ready access to village facilities• Potential for recreational and leisure development for community use
Site 4. Bramble Mead	<ul style="list-style-type: none">• Ready access to village facilities
Site 5. Bendarroch school	<ul style="list-style-type: none">• By comparison is a little further from village facilities

Parish Consultation: The observations above form the opinion of the Parish Council; they do not constitute a decision on site selection. The Parish Council wishes to gather the views of the residents of Aylesbeare on which site they would prefer, before reporting back to east Devon District Council.

A questionnaire is attached to gather views of parishioners. Your responses will be collected over the period of 26/27/28 October.

The Analysis of the Questionnaire

The Facts:

- 225 questionnaires were delivered to each dwelling in the Parish of Aylesbeare
- 157 questionnaires were returned
- The response rate of questionnaires returned was thus 69.8%
- 297 residents responded
- 1 questionnaire was void
- 2 questionnaires challenged the objectivity of the parish Council, suggesting that the council was biased to one site

The question asked was: On which of the SHLAA sites, identified on the attached map, would you like to see the five houses built? Please tick **ONE** box only. If you consider any site unsuitable for development please comment in the box below.

The results for the five sites were as follows

Site 1 (Oak Road)	26	9%
Site 2 (Barton & Lower Barton farms)	13	4%
Site 3 (Behind the Aylesbeare Inn)	91	31%
Site 4 (Bramble Mead)	65	22%
Site 5 (Bendarroch school)	102	34%

Many respondents commented on why they considered the sites unsuitable and there were varying opinions. (road widening required, water/drainage, proximity to gas main, keeping working farms viable, traffic implications, congestion on sites and leading to future over-development)

Many respondents also indicated their preference for additional amenity and leisure facilities within the village. As this is a qualitative analysis the responses have been grouped together as follows:

Strong interest	1. The provision/planning for increased community and leisure facilities. (tennis courts, skateboard park)
Significant interest	2. The provision/planning for a village green 3. The provision/planning for a post office & village shop
Some interest	4. Increased bus services 5. The introduction of traffic calmers 6. The leveling of the recreation area 7. Provision for allotments 8. Provision for toilets in village centre 9. Provision for a public car park in centre of village