

EAST DEVON DISTRICT COUNCIL ECONOMY			
30 NOV 2012			
ACK	CIRC	SEEN	FILE



### Preferred Site/Sites Response Form

<b>Name of Parish</b>	<b>Branscombe</b>
<b>Name of Settlement</b>	<b>Branscombe</b>
<b>Clerk Contact Name</b>	<b>Chetna Jones</b>
<b>Contact Address</b>	<b>Holmcourt Branscombe EX12 3BA</b>
<b>Tel. No.</b>	<b>01297 680337</b>
<b>Email:</b>	<b>Chetna.jones@homecall.co.uk</b>

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

As a minimum please confirm that:

1. A public exhibition was held on .....13<sup>th</sup> October..... 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.

PC do not have a website but it was advertised on notice boards, Post Office, Village Hall, Parish magazine and in the local paper.

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

Please see attached Map

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

**Please see attached summary document.**

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

Please return to:

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

Thank you.

## Branscombe Parish Council

Clerk: Mrs Chetna Jones

Holmcourt, Branscombe

Devon EX12 3BA

01297 680337

Email: [chetna.jones@homecall.co.uk](mailto:chetna.jones@homecall.co.uk)

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### Branscombe Parish Council response document

**Review Built Up area Boundary, provisional identification of future housing development sites to fulfil requirements of the New Local Plan and submission of associated planning matters.**

Following conversations between the ward member, Cllr Geoff Pook and planning officer, Claire Rodway it is understood that specific submissions can be put forward and these do not have to be through the Neighbourhood Plan process. Submissions put forward and approved in this manner will be incorporated into the local plan and will thereafter enjoy an authority equivalent to policy with regard to informing planning decisions in Branscombe. It is also understood that for submission submitted in this manner EDDC will at their cost take agreed sites through the inspection and approval process and that a formal referendum will not be required. It is also understood that submissions made in this manner will have no less authority or power to inform planning decisions than those submitted through the Neighbourhood Planning process.

Branscombe Parish Council (BPC) accepts that sites submitted should be with the agreement in principle of the land owners and the sites should be technically and financially viable to develop. It also accepts the preference for public affirmation of the submission made. Full public consultation has been carried out on Saturday 13<sup>th</sup> October where the PC were able to explain the preferences to the community and to gather and record support or objections on an informal basis.

#### Matters considered.

**Built up area boundary (BUAB)** BPC stated that the current BUAB as shown in the 1995 2011 local plan document shows the BUAB for the area to the east of the church only. Previous plans have shown a BUAB to the West of the church up to Higher House. BCP would like the new local plan to show the full BUAB as in pre 1995 documents subject to any inclusions proposed in this submission and subsequently accepted by EDDC and BPC

**Development sites** considered to fulfil local plan commitment to 5 new dwellings over the period 2011 to 2026 as a minimum.

The number of sites submitted is in total capable of providing many more houses than the 5 required by the local plan. They are submitted to demonstrate options have been considered and it

should not be inferred that BPC are suggesting or proposing development of these sites unless preferred sites or housing needs require it.

The first and second preference sites are supported on the basis that they will provide 50% affordable homes subject to the relevant protection and conditions. The remainder of the houses developed will be market value houses.

The BPC have discussed the possibility of development with the majority of the land owners and subject to detailed conditions have their approval in principle.

#### **SHLAA sites currently proposed to EDDC by landowners**

1. All have now submitted their request.

#### **Preferred sites proposed by BPC**

1. Site area 1 to the east of Higher House north side of the road. Land owner Mr N Brimson. As you will see from the attached survey results this was one of the preferred sites by the general public (32%) as it is able to provide easy access into the Village, on the main bus route, within walking distance to school, Church, Village Hall and Post Office, on-site parking and the potential to build between 8 - 12 homes, 50% of which would be affordable homes. This site has already been identified as developable as shown on the map.
2. Site area 7 on the corner with Castle Hill, behind the Mason's Arms in the part of the Village known as Square. Land owner D Crowe. Again another site which was also very popular by the general public (34%) as it too is able to provide easy access into the Village, on the main bus route, within walking distance to school, Church, Village Hall and Post Office, on-site parking and the potential to build between 8 - 12 homes, 50% of which would be affordable homes.

#### **Sites considered by BPC as other preferences**

1. Site area 3 to the east of the existing Hillside council houses on the north side of the road. Land owner Mr A Gibbins, BCP member (6%).
2. Site area 4 to the west of Deems Orchard south side of road opposite Hillside council houses. Land owner Mr R Fisher (4%)
3. Site area 5 to the east of Pitt Farm bungalow to the north side of the road, this area could be extended into the scrub woodland. Land owner Mr A Gibbins , BCP member (10%)
4. Site Area 2, to the west of Cotte Barton south side of the road. Land owner Mr James (0%)
5. Site area 8 to the west of Old Cider House south side of the road. Land owner Mr M White, BPC member (4%)
6. Site area 9 (6%) Eastward extension of Bennetts Close, land owner The National Trust

### Sites with planning permission but not developed (for information)

1. Site area 6. This currently has permission for 10 dwellings including a number of affordable homes however construction has not started yet. Land owner Mr A Gibbins (4%)

### Associated Planning Matters.

- 1 Branscombe does not have a formal Village Design Statement" (VDS). Until this is prepared BPC wish a general requirement be imposed on any development that the design should be in keeping with the area in respect to scale and style. In particular being a village of predominantly old stone cottages the inclusion of local stone, small cottage style windows, pitched roofs need to be incorporated into the visual aspects of the buildings and is seen as a high design priority

### Other Wider Aspects

From the Public Exhibition the following items were also raised and it was felt that these items should also be added or considered when putting the local plan in place, as they had a huge impact on the survival of the Village:

Provision for off road parking & visitor parking.

We think second home owners should pay at least double council tax.

Enforcement action by EDDC on empty properties to bring them back to proper use.

Improve & extend Village shop/PO/local produce – to promote community shop

Improve & extend community facilities

Better mobile phone/Broadband reception

Better drainage facilities throughout the Village

Improve Public transport

Provide workshop/live work units – more employment opportunities

BPC would also like to add:

Although keen on renewable energy, we do not want to allow commercial wind farms and large areas of ground mounted solar panels being developed.

Replacement of mains water pipe network to improve the service and reduce disruption.

## Site Assessment Checklist

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

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

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

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

**Settlement Name...Branscombe... Site.....1 Land submitted by Mr & Mrs Brimson**

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

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Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p><b>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</b></p> <ul style="list-style-type: none"> <li>• Is the route flat, if not is the gradient reasonable for the less mobile?</li> <li>• If steep, are resting places available?</li> <li>• Are footpaths available to avoid traffic conflict?</li> <li>• Are access routes lit?</li> </ul>	Not Possible so by default this site has been considered
3.To provide for education and skills	<p><b>In settlements with schools, new development should be located within 400m (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>• The access criteria are as question 2</li> </ul>	Not Possible so by default this site has been considered

4.To improve the population's health	<p><b>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</b></p> <ul style="list-style-type: none"> <li>• Is the site within walking distance of healthcare facilities, footpaths or cycle routes?</li> <li>• Is the site adjacent to a recreation space?</li> </ul>	Not Possible so by default this site has been considered
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p><b>New development should not be sited where adverse noise levels will be caused by or to residents</b></p> <ul style="list-style-type: none"> <li>• Is the site adjacent to a main vehicle route (eg. 'A' road or railway)?</li> <li>• Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?)</li> <li>• Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)?</li> </ul>	Taken into consideration and proposed site will minimise impact with existing residents.
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	
8.To maintain and enhance built and historic assets	<p><b>New development should not be located where it will harm the character or setting of an historic asset</b></p> <ul style="list-style-type: none"> <li>• Will new development impact upon the setting or character of a historic building or Conservation Area?</li> <li>• Approximately how far away are they?</li> </ul>	Taken into consideration but no alternative exists as whole Parish is within AONB
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p><b>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</b></p> <ul style="list-style-type: none"> <li>• Is this a greenfield site?</li> <li>• Are there existing buildings/has the site been previously developed?</li> <li>• Is the site within a designated landscape, for</li> </ul>	There is no space available in previously used land. This site is the closest possible to majority of existing homes and still give easy access via the main route into the Village

	<p>instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area?</p> <ul style="list-style-type: none"> <li>• Can the site be seen from public footpaths/roads/other vantage points?</li> <li>• How prominent is the site when viewed from outside it, and from approximately how far away?</li> <li>• How prominent is the site when viewed from adjoining properties?</li> </ul>	
10. To maintain the local amenity, quality and character of the local environment	<p><b>New development should not be located where it will have a significant impact on local amenity or character</b></p> <ul style="list-style-type: none"> <li>• Will development have a significant adverse impact on local amenity?</li> <li>• Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)?</li> </ul>	No significant impact
11. To conserve and enhance the biodiversity of East Devon	<p><b>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</b></p> <ul style="list-style-type: none"> <li>• These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation</li> </ul>	Within AONB but not within County wildlife, scientific interest, or within conservation area.
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p><b>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>• The criteria are as per question 2</li> </ul>	Not Possible so by default this site has been considered
13. To maintain and enhance the environment in terms of air, soil and water quality	<p><b>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</b></p> <ul style="list-style-type: none"> <li>• Is the site in agricultural use?</li> <li>• Is the site adjacent to a main road?</li> <li>• Is there sewerage capacity?</li> <li>• Is the site within or adjacent to an area prone to flooding?</li> </ul>	<p>Site not used for agricultural purpose  Provides easy access from road  Area NOT prone to flooding  Possibility of extending sewerage capacity</p>
14. To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	
15. To ensure that there is no increase in the risk of flooding	<p><b>Sites within areas known to flood should be avoided if possible.</b></p> <ul style="list-style-type: none"> <li>• Is the site in or adjacent to an area known to flood or identified on the floodzone maps?</li> </ul>	No



16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p><b>Ideally new development should be located within 400m (or at most 600m) of employment sites</b></p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> <li>• Is there a need for additional employment eg small business units/storage/office space?</li> <li>• Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements?</li> </ul>	Not Possible so by default this site has been considered
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations

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Have you attached additional information?

## Site Assessment Checklist

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**Settlement Name...Branscombe... Site.....7 Land submitted by Mr Crowe**

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

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Any other observations

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Have you attached additional information?

## Branscombe Parish Council

Clerk: Mrs Chetna Jones

Holmcourt, Branscombe

Devon EX12 3BA

01297 680337

Email: [chetna.jones@homecall.co.uk](mailto:chetna.jones@homecall.co.uk)

**Branscombe Parish Council response to; review of Built Up area Boundary, provisional identification of future housing development sites to fulfil requirements of the New Local Plan and submission of associated planning matters.**

Following conversations between the ward member, Cllr Geoff Pook and planning officer, Matt Dickins it is understood that specific submissions can be put forward and these do not have to be through the Neighbourhood Plan process. Submissions put forward and approved in this manner will be incorporated into the local plan and will thereafter enjoy an authority equivalent to policy with regard to informing planning decisions in Beer. It is also understood that for submission submitted in this manner EDDC will at their cost take agreed sites through the inspection and approval process and that a formal referendum will not be required. It is also understood that submissions made in this manner will have no less authority or power to inform planning decisions than those submitted through the Neighbourhood Planning process.

Branscombe Parish Council (BPC) accepts that sites submitted should be with the agreement in principle of the land owners and the sites should be technically and financially viable to develop. It also accepts the preference for public affirmation of the submission made. Due to the tight time frame required to make the submissions (29<sup>th</sup> June) full public consultation has not yet been carried out. It is intention to hold a public meeting or open day to explain the preferences to the community and to gather and record support or objections on an informal basis.

### Matters considered.

**Built up area boundary (BUAB)** BPC stated that the current BUAB as shown in the 1995 2011 local plan document shows the BUAB for the area to the east of the church only. Previous plans have shown a BUAP to the West of the church up to Higher House. BCP would like the new local plan to show the full BUAB as in pre 1995 documents subject to any inclusions proposed in this submission and subsequently accepted by EDDC and BPC

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should not be inferred that BPC are suggesting or proposing development of these sites unless preferred sites or housing needs require it.

The first and second preference sites are supported on the basis that they will provide 50% affordable homes subject to the relevant protection and conditions. The remainder of the houses developed will be market value houses.

The BPC have discussed the possibility of development with the majority of the land owners and subject to detailed conditions have their approval in principle. The notable exception is of the preferred site where the landowner, The National Trust has yet to respond.

#### **SHLAA sites currently proposed to EDDC by landowners**

1. None

#### **Preferred sites proposed by BPC**

1. Eastward extension of Bennetts Close. This is the preferred option for BCP. Bennetts Close is an ex council owned development, it is close to the centre of the village, would give foot path access to the village hall, playing fields and nearly to the school. Access could be provided to the north of the existing Bennetts Close houses that could also provide off street parking for the existing and new houses. This is considered by BCP of high community value and not just as a residential benefit. Branscombe is famous for its old world cottage appearance and parking on the road not only detracts from the visual aspect of the village it also causes considerable inconvenience to residents and visitors alike. The land owner is The National Trust

#### **Sites considered by BPC as second preference**

1. Site area 3 to the east of the existing Hillside council houses on the north side of the road. Land owner Mr A Gibbins (BCP member)
2. Site area 4 to the west of Deems Orchard south side of road opposite Hillside council houses. Land owner Mr R Fisher
3. Site area 5 to the east of Pitt Farm bungalow to the north side of the road, this area could be extended into the scrub woodland. Land owner Mr A Gibbins (BCP member)
4. Site Area 2, to the west of Cotte Barton south side of the road. There may be sewer connection issues here. Land owner Mr James
5. Site area 1 to the east of Higher House north side of the road. There may be sewer connection issues here. Land owner Mr N Brimson

#### **Sites with planning permission but not developed (for information)**

1. Site area 6. This currently has permission for 10 dwellings including a number of affordable homes however construction has not started yet.

#### **Associated Planning Matters.**

- 1 Branscombe does not have a formal Village Design Statement" (VDS). Until this is prepared BPC wish a general requirement be imposed on any development that the design should be in keeping with the area in respect to scale and style. In particular being a village of predominantly old stone cottages the inclusion of local stone into the visual aspects of the buildings is seen as a high design priority.