

# Dunkeswell

## East Devon District Council – Village Development Plan - November 2012

East Devon District Council has started preparing a 'Villages Plan' (not to be confused with our own Dunkeswell Parish Plan). This will set out detailed policies for certain villages including Dunkeswell. The plan will set out boundaries for future development; identify land to be allocated for housing and possibly other uses and any other relevant policies. The Villages Plan will need to show where 35 new homes can be built in Dunkeswell by 2026.

Landowners had already had the opportunity to put forward land that they are willing to make available for development and these sites are shown on the map adjacent and on the notice board by the shop and our website. Most of these sites had been assessed to see whether there are physical/technical/viability constraints to building housing here and the results may be viewed at [www.eastdevon.gov.uk/shlaa](http://www.eastdevon.gov.uk/shlaa). The plans also show important features, such as landscape designations, existing Built-up Area Boundaries, conservation areas and floodplains, an aerial view.

The Parish Council sought the views of local residents on issues and offered opportunity to look at maps and discuss them with councillors at The Village Hall on Monday 8<sup>th</sup> October 2012 from 7pm – 8pm and at the full parish council meeting at The Village Hall on Monday 15<sup>th</sup> October 2012 from 7.30pm. In addition the parish magazine was as method of delivering the questionnaires and the shop/post office for collecting them, all details and the questionnaire were also on the parish website. There were disappointingly only 9 household responses as follows:

- Preferred sites for housing development - There are three areas put forward by their landowners, each of which could accommodate the 35 dwellings proposed for the period to 2026. The area adjacent to the sports field is intended for the school but any part of the remaining areas would suffice. Do you have any preference for which to use?;

7 chose site 304 ( the area owned by Dream Lodge)  
1 said 'nowhere'  
1 said 'leave 207 (school site) as open space'

- The need/possible locations for other types of development (eg work/live units);

3 said airfield  
2 said Briton House Properties area  
4 said nowhere

- Suggested changes to the defined 'Built Up Area Boundary' (within this line new development is usually acceptable in principle);

5 said none  
1 said not around High Dunscott  
1 said join up 207 and 304  
2 did not comment

- Any areas that need special protection beyond the boundary of our Conservation Area; and any general comments on the future planning of Dunkeswell.

2 wanted protection of area around Ball Knap and High Dunscott  
1 wanted all greenfield sites  
2 wanted nothing

- If there is money to be gained by the parish out of any future development how would you like it spent?

2 wanted footpath down Percy Hill  
1 wanted street lights  
1 wanted improved roads  
1 wanted purchase of open space for dog runs  
3 wanted general clear up including litter  
1 wanted a sports field  
Also comments about cycle ways and better transport to Exeter

The parish council agreed that E304 should be the area for the 35 dwellings in the local plan and should be included in the village limit, E162 should remain as agricultural land outside the village limit. E209 should be kept as a site for a primary school, Areas for special protection should include New Century playground, Churchill playground, tennis courts, bowling green and the sports field.

Site Assessment Checklist

Settlement Name...DUNKESWELL

Site....ALL SITES....

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	blank
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>	all sites with 400 to 600m of local facilities and services, with flat footpaths and lighting
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>	no schools other than pre-school
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>	all within walking distance of healthcare facilities, footpaths and recreation space
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	blank
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>	no noise levels other than from airfield, go-karts and noise from construction
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	blank

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>	no historic assets or conservation area
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 instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area?</li> <li>• Can the site be seen from public footpaths/roads/other vantage points?</li> <li>• How prominent is the site when viewed from outside it, and from approximately how far away?</li> <li>• How prominent is the site when viewed from adjoining properties?</li> </ul>	304 is almost brownfield site, 207 and 162 are outside built-up boundary
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 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>	no known impact
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>	all within 400 or 600m of bus stops
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> </ul>	304 is not farmed, 207 and 162 are agricultural land. Sewerage capacity is doubtful. No flooding problems

	<ul style="list-style-type: none"> <li>• Is there sewerage capacity?</li> <li>• Is the site within or adjacent to an area prone to flooding?</li> </ul>	
14.To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	blank
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 flooding issues
16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	blank
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	blank
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>	employment available within 2km
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	blank
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	blank

Any other observations

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Have you attached additional information? parish plan which serves as introduction to the village