1. shlaaMap_E406 - Map of Offwell showing position of preferred site (E406) 2. Parish Priorities Form CIL (1) - List of Community Infrastructure Projects 3. Response form for Parish Councils - Final - Confirmation of the public meetings held and local process 4. Sustainability Appraisal Objectives E022, E330, E331, E334, E401, E404, E405, E406 - Assessment criteria for all sites 5. shlaaba11 - graphical summary of questionnaire responses 6. SHLAAMike - Summary of criteria assessment

In addition would you please note the following

Offwell PC's preferred site is E406

Offwell PC had responses from 66 questionnaires and I have these should you need to see them.

Offwell PC reluctantly suggest that Site B (now called E406) could be used, subject to the following conditions:

a) There is an independent assessment of the sewerage and drainage systems and that any inadequacies should be put right before any more houses are built.

b) No mature trees to be felled or damaged.

c) As much of the hedge/bank as possible be preserved.

f) Houses should be small and relatively cheap and for local people only. They should be of a design that is suitable for a rural situation. (Parish Plan)

f) This development should be the only one allowed until the end of the SHLAA period, i.e. 2026.

If you have any queries please let me know

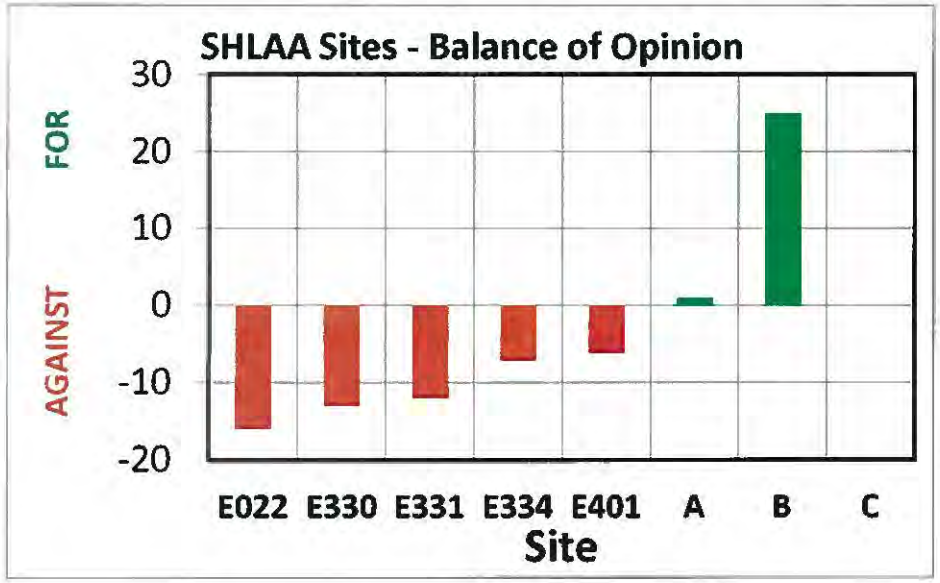
Kind regards

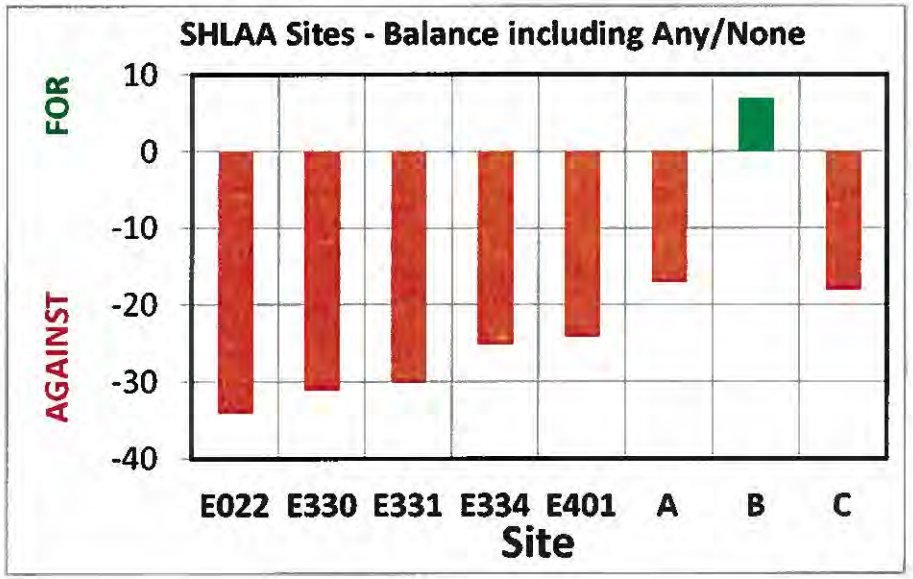
Graham
Clerk to Offwell PC

SITE	FOR	AGAINST	BALANCE	Balance including Any/ None
E022	0	16(1)	-16	-34
E330	1	14	-13	-31
E331	4	16	-12	-30
E334	1	8	-7	-25
E401	3	9	-6	-24
A	9(2)	8	1	-17
B	25(6)	0	25	7
C	7	7	0	-18
Any	2	-	-	-
None	18(8)	-	-	-

Notes

1) This was not a ballot - it was just a way for the Parish Council to assess opinions in the parish. 66 responses have been received.
2) Against each site is listed the number of opinions for and against that site being chosen for the 5 houses.
3) The 'Balance' column is the balance of the votes, e.g. E331 has 4 in favour and 16 against so the balance is 4-16, i.e. -12 or 12 against. This is shown in the left-hand graph.
4) The figures in parentheses are the number of opinions from anonymous responses.
5) Two people said that any of the sites were acceptable and 18 said that none were. In fact several people said 'none' but then went on to suggest a site if we must have one. These people's opinions were counted in the suggested site not in 'none'.
6) The last column is the balance if one includes the 'Any' and 'None' opinions, i.e. 2 added to each site in the 'For' column and 18 added to each site in the 'Against' column. This is shown in the right-hand graph.





E405
E406
E404
E334
E481
E331
E022
E330

Preferred Site/Sites Response Form

Name of Parish	**Offwell**
Name of Settlement	
Clerk Contact Name	**Graham Cumming**
Contact Address	**The Retreat** **Southleigh, Colyton EX24 6RY**
Tel. No.	**01297 553887**
Email:	**clerk@offwell.eastdevon.gov.uk**

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).

Offwell Parish Council can confirm that:

1. Public meetings and exhibitions were held on 30th October 2012 and 25th November 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.

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

Section of site E406, as shown on accompanying map (attachment 1).

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.**

Every house in the parish was leafleted with the date of the first public meeting together with a brief summary of what SHLAA was about. Two public meetings were held and questionnaires handed out. Responses to the questionnaires, letters and emails were analysed and a table of 'For' and 'Against' for each site produced (attachment 2). The public response overwhelmingly showed that most people did not want any more houses in Offwell, but that site E406 would be the least damaging.

The EDDC Site Assessment Checklist was filled in. None of the sites score highly on the Site Assessment Checklist – all show more negative points than positive. Site E406 is one of the least worst and has overwhelming public support as evidenced by the questionnaires, email, letters and public meetings given that we must have five houses forced upon us.

1) E406 would involve a minimum extension of the village boundary.

2) E406 offers the chance to simply extend a line of existing houses.

3) Most of the houses in the village back onto fields and this is a great benefit. E406 would also back onto fields and would not spoil the view of existing villagers.

4) E406 is near the A35 and is more convenient for transport than all sites except E405.

5) Traffic to and from E406 and the A35 would not have to pass through the village, ensuring no extra congestion.

6) There is no history of flooding at E406 whereas some of the other sites have such a history.

7) The ground is level, unlike that at some of the other sites.

8) Development at E406 would be in line with most of the recommendations of the Offwell Parish Plan, as endorsed by EDDC Development Management Committee on 23rd August 2011.

9) Development at E406 would not harm the setting or character of any historic asset.

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.

Parish ____Offwell_____

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.

The following are included in the Offwell Parish Plan as endorsed by the EDDC Development Management Committee on 23rd August 2011:

Strategic Infrastructure - benefits a larger area than an individual parish

1) Passing place at Ramsden Lane/A35 junction.

2) Pedestrian path along A35 between Ramsden and Fern Lanes.

3) Re-instatement of bus service

Parish infrastructure priorities - infrastructure with a parish focus

1) Sewerage and drainage systems to be upgraded before any building takes place.

2) Support for the Woodland Education Centre.

3) Support for the Village Hall Extension and Community Shop.

Please return to Planning Policy, EDDC, Knowle, Station Road, Sidmouth, Devon, EX10 8HL by 30 November 2012.

SHLAA - Interpretation of the opinions received from parishioners

It has proved hard to fill in the EDDC list of assessment criteria but it seems clear that none of the sites fulfils more than a few of the criteria and no site comes out as clearly better than the others:

	E022	E330	E331	E334	E401	A	B	C
Positive	8	7	9	11	11	10	11	11
Negative	20	23	20	18	18	19	18	18
Balance	-12	-16	-11	-7	-7	-9	-7	-7

On the other hand, the results of the parishioner consultation are very clear. Most people don't want any more houses but if we really must have them they should be on Site B.

My suggestion is:

1) We fill in the EDDC form as best we can and note that none of the sites is suitable on those criteria.
2) We reluctantly suggest that Site B (now called E406) could be used, subject to the following conditions:

a) There is an independent assessment of the sewerage and drainage systems and that any inadequacies should be put right before any more houses are built.

b) The houses are built along Ramsden lane (as in attached map), precluding any further development on field B.

c) No mature trees to be felled or damaged.

d) As much of the hedge/bank as possible be preserved.

e) Houses should be small and relatively cheap and for local people only. They should be of a design that is suitable for a rural situation.

f) This development should be the only one allowed until the end of the SHLAA period, i.e. 2026.

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 crodway@eastdevon.gov.uk

Settlement Name.....OFFWELL..... Site.....E401.....

Please return these forms by 30th November 2012

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	**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.** • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit?	The site is positively located. The site is 200 mtrs from the church and 400mtrs from the shop, PostPoint and village hall all on a fairly flat route. There is only one short section of footpath in the village and no street lighting at all. There is only a once a week village bus service
3.To provide for education and skills	**In settlements with schools, new development should be located within 400m (or at most 600m).** • The access criteria are as question 2	The site is positively located The local primary school is 200 mtrs away

4.To improve the population's health	**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** • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space?	This section is not really applicable as the only "healthcare" facility is the recreation ground which is within walking distance of the site There are footpaths on the outskirts of the village, including Offwell Woods, but these are more than 600mtrs away
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	**New development should not be sited where adverse noise levels will be caused by or to residents** • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)?	The site has a negative impact The site is not adjacent to a main road. The site is overlooked by many houses and the school so construction noise will be an issue The site is affected by noise from children at the school
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	**New development should not be located where it will harm the character or setting of an historic asset** • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they?	Positive impact There are no historic buildings nearby
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	**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.** • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for	Negative impact The site is greenfield and has not been previously developed. The whole village of Offwell is within AONB and therefore by definition so is this site. The site runs alongside the village road and is very visible from the road and all local houses as well as the school

	instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it,and from approximately how far away? • How prominent is the site when viewed from adjoining properties?	
10.To maintain the local amenity, quality and character of the local environment	**New development should not be located where it will have a significant impact on local amenity or character** • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)?	Negative Impact. The site will adversely affect the view of the countryside from the adjacent properties
11.To conserve and enhance the biodiversityof East Devon	**Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.** • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation	Positive impact The site is not adjacent to any of these
12.To promote and encourage non-car based modes of transport and reduce journey lengths	**In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).** • The criteria are as per question 2	There is only a once a week public bus service to the village
13.To maintain and enhance the environment in terms of air, soil and water quality	**Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided** • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding?	Positive impact The site is in agricultural use as grazing land It is adjacent to the village road and there is sewerage capacity subject to survey The site is not prone to flooding
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	**Sites within areas known to flood should be avoided if possible.**	

flooding	• Is the site in or adjacent to an area known to flood or identified on the floodzone maps?	Positive impact The site is not prone to flooding
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	**Ideally new development should be located within 400m (or at most 600m) of employment sites** 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. • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements?	There are no existing or planned employment opportunities in the village
19.To maintain and enhance the vitality and viabilty 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

....This site has a narrow access and will adversely affect the countryside views from adjacent properties and the school. The noise from children at the school will impact the development

Have you attached additional information?

EAST DEVON DISTRICT COUNCIL
ECONOMY

20 NOV 2012

ACK	CRC	SEEN	FILE