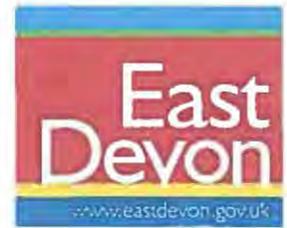


EAST DEVON DISTRICT COUNCIL ECONOMY			
- 7 DEC 2012			
ACK	CIRC	SEEN	FILE



Preferred Site/Sites Response Form

Name of Parish	MEMBURY
Name of Settlement	MEMBURY
Clerk Contact Name	NICHOLAS YOOL
Contact Address	FORGE FARM MEMBURY AXMINSTER EX13 7AG
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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:

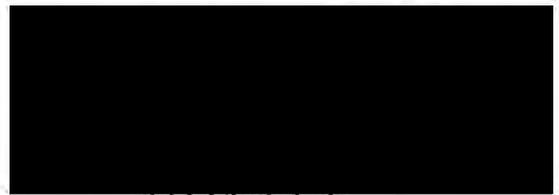
1. A public exhibition was held on Friday 23rd November at which the A1 Plans showing constraints and possible alternative sites were displayed.
2. Parish Councillors were available to answer questions and comments were recorded and these, with any other material received, are submitted to the District Council with this form.
3. The exhibition was advertised on the Parish notice board.

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

NONE

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.

Questionnaires were sent to every household in the Parish. The response, both to the questionnaires and at the public meeting, was overwhelmingly in support of current EDDC policy – ie there are no sites meeting the SHLAA criteria in Membury. However the Parish Council and people of Membury continue to value the aims of our Village Design Statement and Community Appraisal, particularly the aim in the Housing section of the Appraisal (page 6): “to maintain the rural character of the Parish allowing for some limited development of affordable and sheltered housing to meet the local needs.” We note that in the New East Devon Local Plan 2006-2026 Membury is grouped with All Saints, Chardstock and Yarcombe for the purposes of assessing affordable housing need. We look forward to this process taking place in the near future.



4/12/12

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
Improve road surfaces & drainage

Parish infrastructure priorities - infrastructure with a parish focus

Flood prevention
Improve road surfaces & drainage

MEMBURY PARISH COUNCIL

SHLAA Sites Questionnaire Analysis

Questionnaires were sent to all 233 households in the parish.
By November 20th 42 had been completed and returned.

Q1 There are currently no sites identified in the Parish of Membury as being potentially suitable for the development of 5 houses or more - is this acceptable?

Yes 34 No 7 No Opinion 1

Q2 (i) If not, please give reasons.

Why would you not want more?

Keep village viable

Houses needed for families at a reasonable price.

To give young people a start in life without having to leave the village.

Affordable housing would expand the mix of people.

Enable young people to live here and therefore maintain facilities.

Houses are of a price beyond what young local people can afford.

The village needs to diversify and grow to make the community, school and services more viable for the future.

Why 5 houses?

Q2 (ii) Please suggest suitable sites.

EO92 and EO30

EO43 next to shop/P.O.

Field to the north side of Butcher's Hill, above Kinders.

Poultry Farm at the top of Lewsley Lane

EO38 and E154

Q3 Is anyone in your household looking for a home in Membury (e.g. an Affordable Home for a young person or Sheltered Accommodation for an elderly person)?

Yes 1 Maybe 1

Q4 Is anyone in your household looking for business premises in Membury (e.g. workshop, studio)?

Yes 0

Q5 Have you any other comments

It is more important to sort out the roads in Membury.

Get on with it!

Sites could easily be incorporated into flood prevention schemes.

Developers could be required to pay for a flood prevention scheme.

More diverse architecture and more sustainability should be encouraged.

Will there not be adequate housing etc. in nearby Axminster?

Any residential building would have to be affordable

Q5 continued....

Many new houses are already planned for Axminster. These will be far better as the infrastructure of roads, rail and buses, schools, shops, medical services etc. is already established.

There are no flat areas meeting the SHLAA suitability criteria.

It is vital that any development does not increase the risk of flooding. More houses might bring more flooding in the village street and Rock. We are firmly opposed to any development on the valley slopes as our houses would be threatened by large amounts of run-off water. We look to the Parish Council to prevent such development.

Sheltered Housing might be better for Membury. Affordable housing would result in more travel/traffic.

Any development in the village will increase traffic, cause extra run-off and can the sewage farm cope?

There has been too much in-filling in villages like Membury. The open spaces are an integral feature of the village and should not be developed.

The SHLAA site suitability criteria will not readily accommodate any land in the vicinity.

Some limited development of small homes might help to sustain the village school but would not have much noticeable impact on the church or shop.

The preservation of the character of the Blackdown Hills AONB should be of the highest priority.

We feel strongly that any future development in Membury should not be undertaken until adequate flood prevention measures are put in place.

It would be irrational to contemplate development in the village in any location which would increase the risk of flooding.

The answer is generally no.

Why use good farmland when you have old homes you can rebuild. I am worried that any development in the centre of the village would add to the flood risk.

At the time of writing the Parish Council has not met to draft its formal response to EDDC. However, in view of the criteria for SHLAA sites including being within 400 metres of a bus stop (!) "sites within areas known to flood should be avoided" (!), "new development should not be located where it will have a significant impact on local amenity or character", it seems unlikely that there will be any suitable sites in Membury parish. However the Parish Council will continue to bear in mind one of the aims of the Parish Plan: "To maintain the rural character of the parish allowing for some limited development of affordable and sheltered housing to meet the local needs."

It should be remembered that the SHLAA process only concerns developments of 5 dwellings or more and does not preclude smaller projects.